

ADOPTED

MEMORANDUM

AUGUST 13, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on sixty-four zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton	5			
Back Bay				
Beacon Hill	2			
Charlestown	2		1	
Chinatown				
City Proper	1			1
Dorchester	3		1	
East Boston	2			2
Fenway	1			
Government Center				
Hyde Park	2	2	1	
Jamaica Plain	5			1
Kenmore				
Mattapan	2			1
North End				
Roslindale	2	1		1
Roxbury	1	3		1
South Boston	5		1	
South Cove		1		
South End	4			
West Roxbury	4	1		1
North Station	1			
Waterfront	1			

Allston-Brighton

Approval	Z-10292.	54 Brainerd Road, existing three family dwelling.
Approval	Z-10314.	7 Glenley Terrace, dormer addition.
Approval	Z-10325.	525-533 Washington Street, laundromat.
Approval	Z-10183.	2601-2609 Beacon Street, university chemistry structure.
Approval	Z-10181-10182.	736 Cambridge Street, six-story office-garage structure.

Beacon Hill

Approval	Z-10001.	58 Beacon Street, headhouse addition.
Approval	Z-10364.	29 Bowdoin Street, lodging house and offices.

Charlestown

Denial w/o Prejudice	Z-10301.	48 Chestnut Street, resolve issues.
Approval	Z-10324.	52 Sullivan Street, roof deck.
Approval	Z-10369.	15 Oak Street, existing two family dwelling.

City Proper

Approval	Z-10340.	179-185 Essex Street, banking school.
Deferral	Z-10358.	145-157 South Street, meet with community.

Dorchester

Approval	Z-10291.	10 Patterson Street, one-story addition.
Approval	Z-10306-10307.	45-47 Greenwich Street, two family dwellings.
Denial w/o Prejudice	Z-10308.	101-103 Rosseter Street, six to twenty lodgers.
Approval	Z-10361.	761 Adams Street, improve gas service station.

East Boston

Approval	Z-10188.	421 Meridian Street, extend apartment to basement.
Deferral	Z-10319.	211 Trenton Street, submit plans.

Approval Z-10363. 52-80 Meridian Street, resolve issues.

Approval Z-10347. 117-119 Lexington Street, six to seven apartments.

Fenway

Approval Z-10318. 48-54 Queensberry Street, barber shop, beauty salon.

Hyde Park

Denial Z-10288. 31 Bradlee Street, one to two family dwelling.

Denial Z-10295-10296. 193-193R Fairmount Avenue, subdivide.

Denial w/o Prejudice Z-10302. 59 Glenwood Avenue, three family dwelling.

Approval Z-10315. 5 Glenwood Avenue, subdivision.

Approval Z-10346. 46 Highland Street, rear porch addition.

Jamaica Plain

Approval Z-10286. 41 Tower Street, two to three family dwelling.

Approval Z-10323. 15-17 Woodlawn Street, porch enclosure.

Approval Z-10351-10353. 18 Estrella Street, 4 Wyman Place, 290-294 Centre Street, church.

Approval Z-10226. 1153 Centre Street, diagnostic testing machine.

Deferral Z-10355. 74 St. Rose Street, raise roof.

Approval Z-10357. 3345 Washington Street, retail store.

Mattapan

Approval Z-10313. 161 Savannah Avenue, one family dwelling.

Approval Z-10316. 87 River Street, two family dwelling.

Deferral Z-10328-10336. 120-150 Bernard Street, resolve concerns.

North Station

Approval Z-10293. 133-137 Portland Street, addition.

Roslindale

Approval	Z-10279	111 Metropolitan Avenue, one to two family dwelling.
Approval	Z-10350.	25-27 Ethel Street, relocate accessory off-street parking.
Denial	Z-10338-10339.	136-142 Weld Street, two, two family dwellings.
Deferral	Z-10359.	48 Stellman Road, meet with community and Authority.

Roxbury

Deferral	Z-10305.	99 Hillside Street, resolve differences.
Denial	Z-10370.	133 Calumet Street, excessive density.
Approval	Z-10294.	3 Cedar Street, two family dwelling.
Denial	Z-10348.	94 Marcella Street, inappropriate conversion.
Denial	Z-10309.	71 Dudley Street, six to seven apartments.

South Boston

Approval	Z-10285.	181 D Street, one story addition.
Approval	Z-10297.	496-498 East Third Street, laundromat.
Denial w/o Prejudice	Z-10304.	223A-229 West Fifth Street, incompatible with neighborhood.
Approval	Z-10312.	20-40 Old Harbor Street, additions, alterations, to nursing home.
Approval	Z-10326.	529 East Sixth Street, enclose porch.
Approval	Z-10362.	306 West Broadway, new gas service station pumps.

South Cove

Denial	Z-10376	7 Fayette Street, one-story addition.
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South End

Approval	Z-10342.	58-62 Berkeley Street, union and theatrical halls.
Approval	Z-10344-10345.	90-92 Hammond Street, four to five apartments.

Approval	Z-10356.	43 Gray Street, greenhouse addition.
Approval	Z-10367.	240 Southampton Street, meat packing plant.

West Roxbury

Denial	Z-10289.	159 Corey Street, subdivide into four lots.
Approval	Z-10303.	140 Glenellen Road, accessory garage.
Approval	Z-10321.	46 St. Theresa Avenue, one story addition.
Approval	Z-10322.	118 Dwinell Street, one story addition.
Approval	Z-10360.	145-151 Spring Street, improve gas service station.
Deferral	Z-10377.	107 Laurie Avenue, legalize sundeck.

Waterfront

Approval	Z-10358.	145-157 South Street, meet with community.
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BOARD OF APPEAL REFERRALS

AUGUST 13, 1987

		<u>Hearing</u>	
1.	Z-10001	8/25/87	Scott Slater 58 Beacon Street, Boston
2.	Z-10183	8/18/87	Trustees of Boston College 2601-2609 Beacon Street, Boston
3.	Z-10188	8/18/87	Sabino Angelico 421 Meridian Street, East Boston
4.	Z-10226	8/25/87	Faulkner Hospital 1153 Centre Street, Jamaica Plain
5.	Z-10279	8/18/87	Paul Mitchell & Richard Frese 111 Metropolitan Avenue, Roslindale
6.	Z-10285	8/18/87	Alexandra Sniechowski 181 D Street, South Boston
7.	Z-10286	8/18/87	Jonathan M. Feigenbaum & Charles L. Gardner 41 Tower Street, Jamaica Plain
8.	Z-10288	8/18/87	Anthony D. Silveri & Leone Bartlett 31 Bradlee Street, Hyde Park
9.	Z-10289	8/25/87	Virginia Beattie 159 Corey Street, West Roxbury
10.	Z-10291	8/18/87	Terry & Jane Boyer 10 Patterson Street, Dorchester
11.	Z-10292	8/25/87	Elaine Abramowitz 54 Brainerd Road, Allston
12.	Z-10293	8/25/87	Trustees of 133 Portland Street Trust Robert T. Kenney, Trustee 133-137 Portland Street, Boston
13.	Z-10294	8/25/87	Roxbury Multi-Service Center 3 Cedar Street, Roxbury
14.	Z-10295-10296	8/25/87	R. B. Portman 193-193R Fairmount Avenue, Hyde Park
15.	Z-10297	8/25/87	Michael W. Morrissey 496-498 East Third Street, South Boston
16.	Z-10301	8/25/87	James Connolly 48 Chestnut Street, Charlestown

*not included in original submission

BOARD OF APPEAL REFERRALS

AUGUST 13, 1987

Hearing

17.	Z-10302	8/25/87	Kenneth & Carol Ann Paul 59 Glenwood Avenue, Hyde Park
18.	Z-10303	8/25/87	Edmund Kelly 140 Glenellen Road, West Roxbury
19.	Z-10304	8/25/87	West Fifth Street Realty Trust Stephen Losordo 223A-229 West Fifth Street, South Boston
20.	Z-10305	8/25/87	Jeffrey Klein 99 Hillside Street, Roxbury
21.	Z-10306-10307	8/25/87	Robert Raimondi 45-47 Greenwich Street, Dorchester
22.	Z-10308	8/25/87	John E. Cleckley 101-103 Rosseter Street, Dorchester
*23.	Z-10309	8/25/87	Hiam Zahavi 71 Dudley Street, Roxbury
24.	Z-10312	8/25/87	Carmelite Sisters for the Aged & Infirm Marian Manor Nursing Home 20-40 Old Harbor Street, South Boston
25.	Z-10313	8/25/87	Kelven & Marie Youk-See 161 Savannah Avenue, Mattapan
26.	Z-10314	9/1/87	Brian W. Smith 7 Glenley Terrace, Brighton
27.	Z-10315	9/1/87	Mabel Conti 5 Glenwood Avenue, Hyde Park
28.	Z-10316	9/1/87	Jean Raphael 87 River Street, Mattapan
29.	Z-10318	9/1/87	Christo Zavas 48-54 Queensberry Street, Boston
30.	Z-10319	9/1/87	Vincent P. Barone 211 Trenton Street, East Boston
31.	Z-10321	9/1/87	Brian Tunney 46 St. Theresa Avenue, West Roxbury
32.	Z-10322	9/1/87	Claire Sullivan 118 Dwinell Street, West Roxbury

*not included in original submission

BOARD OF APPEAL REFERRALS

AUGUST 13, 1987

Hearing

33.	Z-10323	9/1/87	Bill Fong 15-17 Woodlawn Street, Jamaica Plain
34.	Z-10324	9/1/87	Joanne Murrman 52 Sullivan Street, Charlestown
35.	Z-10325	9/1/87	Nicholas Abdul Messih 525-533 Washington Street, Brighton
36.	Z-10326	9/1/87	John J. Evans, et. al 529 East Sixth Street, South Boston
37.	Z-10328-10336	9/1/87	Elizabeth Buckley, Trustee 120-150 Bernard Street, Mattapan
38.	Z-10338-10339	9/1/87	Steve Palladino 136-142 Weld Street, Roslindale
39.	Z-10340	9/1/87	Lincoln Plaza Limited Partnership William M. Potts, Vice President 179-185 Essex Street, Boston
40.	Z-10342	9/1/87	Hotel Union, Local 26 58-62 Berkeley Street, Boston
41.	Z-10344-10345	9/1/87	Cliff Boyle, Trustee 90-92 Hammond Street, Boston
42.	Z-10346	9/1/87	Randi Friedman 46 Highland Street, Hyde Park
43.	Z-10347	9/1/87	FLF Realty Trust David E. Fitzgerald, Trustee 117-119 Lexington Street, East Boston
44.	Z-10348	9/1/87	Edward Barnette, Jr. 94 Marcella Street, Roxbury
45.	Z-10350	9/8/87	Frederico Carlevale 25-27 Ethel Street, Roslindale
46.	Z-10351-10353	9/8/87	Iglesia De Dios Pentecostal 18 Estrella Street, 4 Wyman Street, & 290-294 Centre Street, Jamaica Plain
47.	Z-10355	8/18/87	R. Clarke Fowler & Lisa Heiman 74 St. Rose Street, Jamaica Plain
48.	Z-10356	8/18/87	William Sammons 43 Gray Street, Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

AUGUST 13, 1987

Hearing

49.	Z-10357	9/8/87	John Ruggiero 3345 Washington Street, Jamaica Plain
50.	Z-10358	9/8/87	145 South Street Trust Norman A. Levenson, Jr., Trustee 145-147 South Street, Boston
51.	Z-10359	9/8/87	Vassilia Salapates 48 Stellman Road, Roslindale
52.	Z-10360	9/8/87	Shell Oil Company 145-151 Spring Street, West Roxbury
53.	Z-10361	9/8/87	Shell Oil Company 761 Adams Street, Dorchester
54.	Z-10362	9/8/87	Shell Oil Company 306 West Broadway, South Boston
55.	Z-10363	9/8/87	Shell Oil Company 52-80 Meridian Street, East Boston
*56.	Z-10364	9/8/87	Bobson Realty Trust James H. Mitchell 29 Bowdoin Street, Boston
57.	Z-10367	8/4/87	Southampton Company Philip Porcella, President 240 Southampton Street, Boston
58.	Z-10369	9/8/87	Susan Logozzo 15 Oak Street, Charlestown
59.	Z-10370	9/8/87	Janet A. Romano & Peter J. Chetkauskas 133 Calumet Street, Roxbury
*60.	Z-10376	9/8/87	Robert Stickney 7 Fayette Street, Boston
*61.	Z-10377	9/8/87	Carl Schlessinger 107 Laurie Avenue, West Roxbury
62.	Z-10431		Rowes Wharf Limited Partnership 350 Atlantic Avenue, Boston
*63.	Z-10181-10182	8/18/87	St. Elizabeth's Hospital 736 Cambridge Street, Brighton

*not included in original submission

BOARD OF APPEAL REFERRALS

AUGUST 13, 1987

Hearing

*64. Z-10472 9/1/87 Braman Dow & Company
239-245 Causeway Street, Boston

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TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 8/25/87 Z-10001
Scott Slater
58 Beacon Street
Boston

Site: Five-story structure

District(s): Apartment (H-2-65)

Purpose: Erect roofdeck addition to ten-unit apartment structure.

Violation(s): Excessive height of building.

VOTED: In reference to petition Z-10001, Scott Slater, 58 Beacon Street, Boston, for variance to erect roofdeck addition ten-unit apartment structure in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Proposal has been reviewed and approved by the Beacon Hill Architectural Commission.



Z-10001 58 BEACON ST BOSTON

MASSACHUSETTS PARKING AUTHORITY

Board of Appeal Referrals

8/13/87

Hearing: 8/18/87 Z-10183
Trustees of Boston College
2601-2609 Beacon Street
Boston

Site: University complex

District(s): Residential, two-family (R-.5)

Purpose: Erect four-story university chemistry structure.

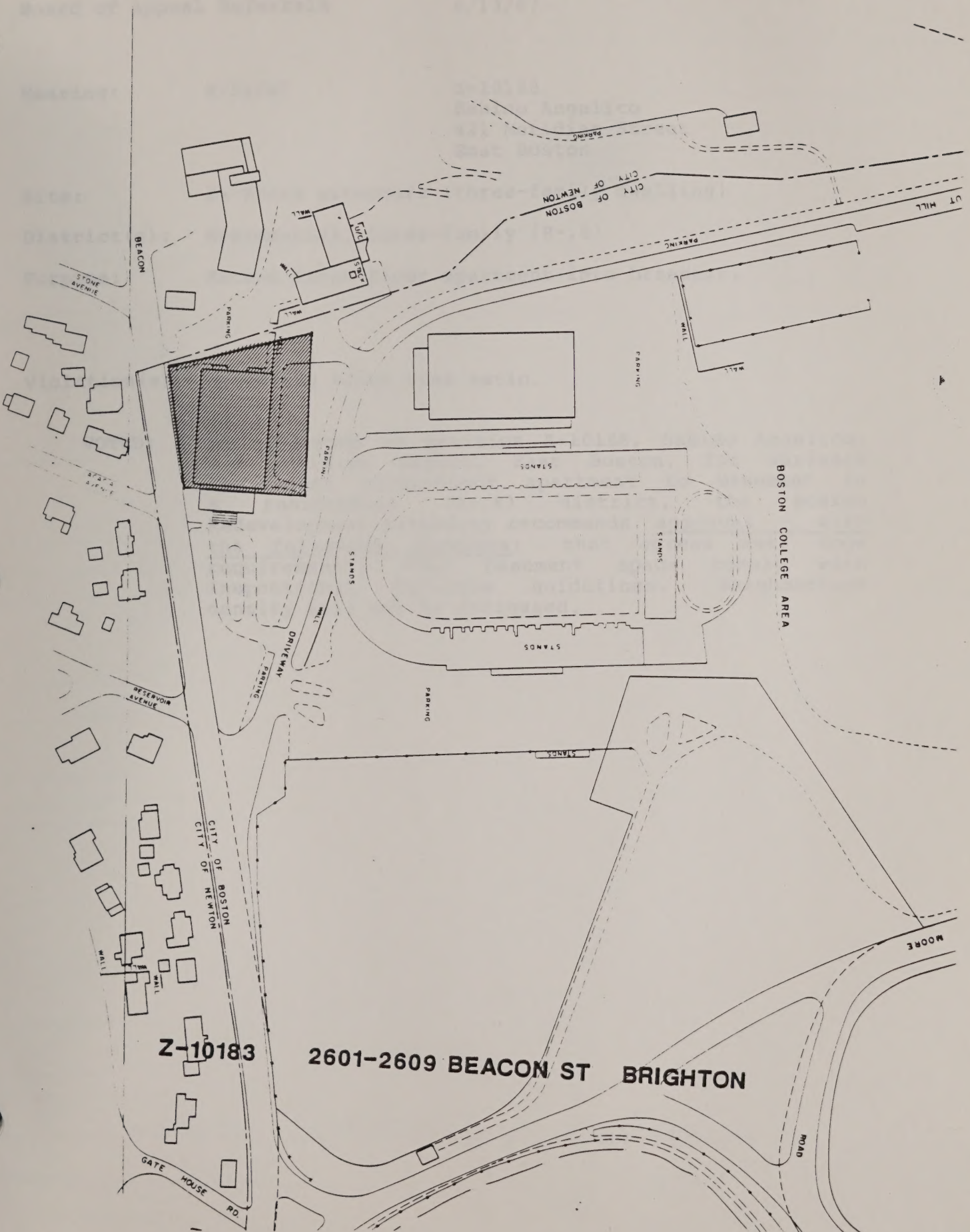
Violation(s): University is conditional use.

Scientific research and teaching laboratories are not allowed.

Excessive building height.

Insufficient front yard.

VOTED: In reference to petition Z-10183, Trustees of Boston College, 2601-2609 Beacon Street, Boston, for conditional use, forbidden use, and two variances to erect four-story university chemistry structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.



Board of Appeal Referrals

8/13/87

Hearing: 8/18/87 Z-10188
Sabino Angelico
421 Meridian Street
East Boston

Site: 2½-Story structure (three-family dwelling)

District(s): Residential, three-family (R-.8)

Purpose: Extend first-floor apartment into basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10188, Sabino Angelico, 421 Meridian Street, East Boston, for variance to extend first-floor apartment to basement in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that egress meet code requirements; that basement space comply with Inspectional Services guidelines. Neighborhood density will not be increased.



Z-10188

421 MERIDIAN ST EAST BOSTON

PUBLIC
LIBRARY
EAST BOSTON
BRANCH

HUGH ROE
TUNNELL
SCHOOL (EL)

ZONTARON
CHURCH OF
FATHER

WHITE ST
BAPTIST
CHURCH

CHAPIN
SCHOOL

Board of Appeal Referrals

8/13/87

Hearing: 8/25/87

Z-10226
Faulkner Hospital
1153 Centre Street
Jamaica Plain

Site: Hospital complex

District(s): Single-family (S-.3)

Purpose: Erect magnetic resonance imaging pad.

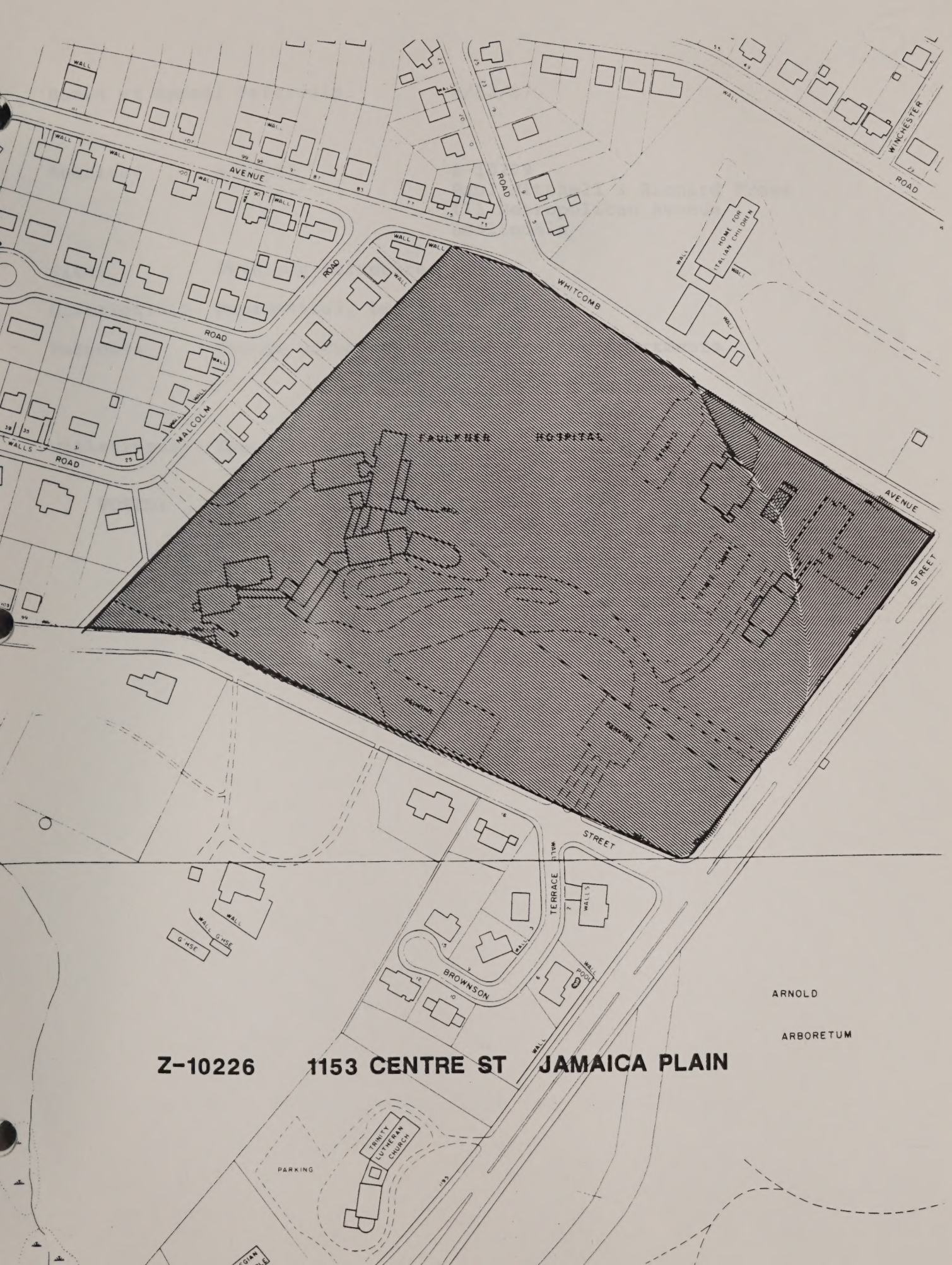
Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-10226, Faulkner Hospital, 1153 Centre Street, Jamaica Plain, for extension of nonconforming use to erect a magnetic resonance imaging pad in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that landscaping plans be submitted to the Authority for design review approval. The MRI receiving pad would be used to anchor a trailer on which would be contained a diagnostic testing machine which cannot be located in the hospital as it cannot be near ferric materials. Community has reviewed plans and supports this proposal.

Z-10226

1153 CENTRE ST

JAMAICA PLAIN



Z-10226

1153 CENTRE ST

JAMAICA PLAIN

Board of Appeal Referrals

8/13/87

Hearing: 8/18/87

Z-10279

Paul Mitchell & Richard Frese
111 Metropolitan Avenue
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one to two apartments.

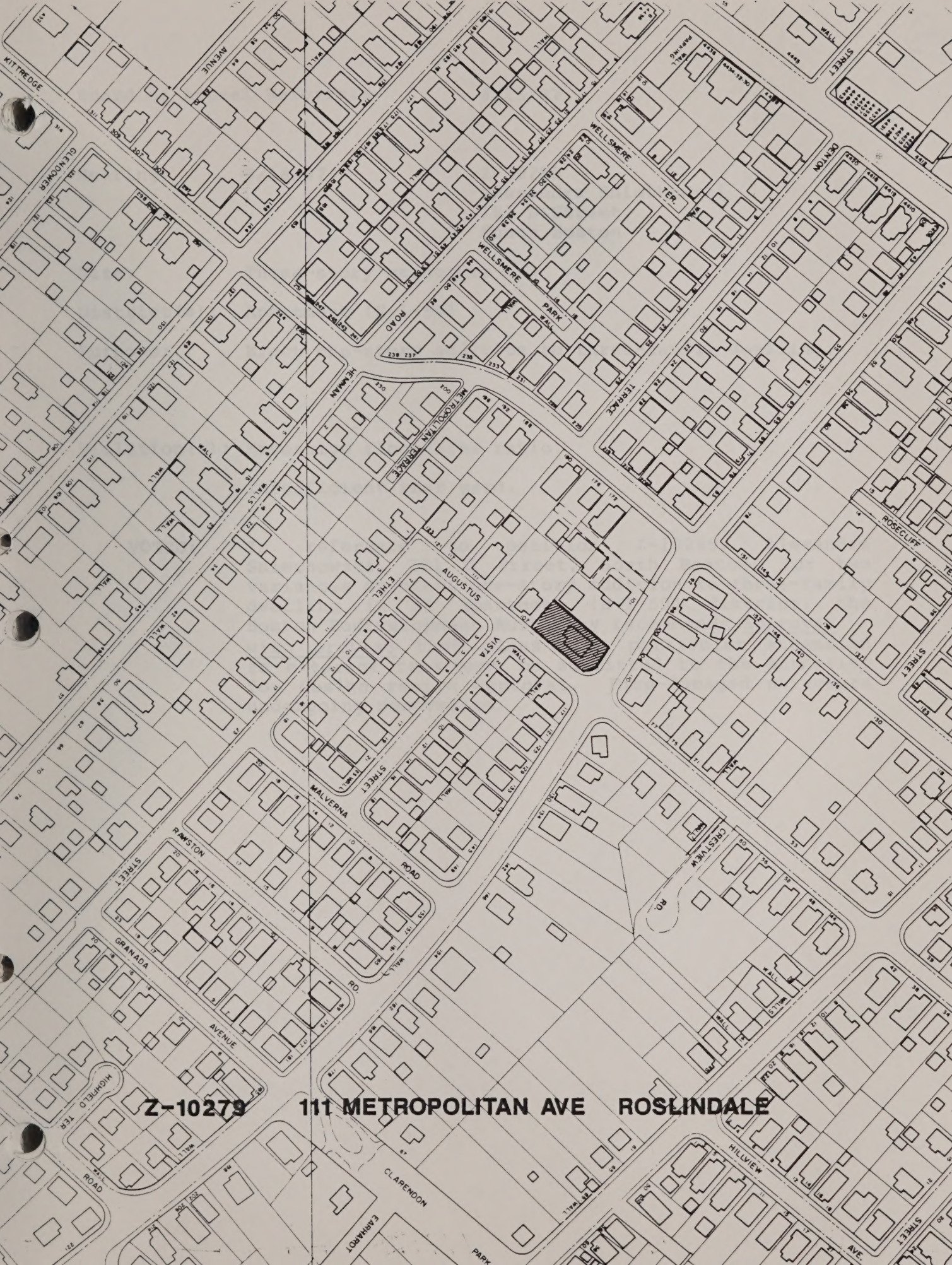
Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10279, Paul Mitchell & Richard Frese, 111 Metropolitan Avenue, Roslindale, for variance for change of occupancy from one to two apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Predominantly one- and two-family neighborhood. Lot area violation is minimal.

Z-10279

111 METROPOLITAN AVE

ROSLINDALE



Z-10279

111 METROPOLITAN AVE

ROSLINDALE

Board of Appeal Referrals

8/13/87

Hearing: 8/18/87

Z-10285
Alexandra Sniechowski
181 D Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Erect one-story addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-10285, Alexandra Sniechowski, 181 D Street, South Boston, for two variances to erect one-story addition to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to exterior treatment be submitted to the Authority for design review approval. Fire-damaged structure undergoing renovation.



Z-10285

181 D STREET SOUTH BOSTON

Board of Appeal Referrals

8/13/87

Hearing: 8/18/87

Z-10286
Jonathan M. Feigenbaum &
Charles L. Gardiner
41 Tower Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10286, Jonathan M. Feigenbaum & Charles L. Gardiner, 41 Tower Street, Jamaica Plain, for variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition for many years; consistent with neighborhood density.



Z-10286

41 TOWER ST

JAMAICA PLAIN

Board of Appeal Referrals

8/13/87

Hearing:

8/18/87

Z-10288

Anthony D. Silveri & Leone Bartlett
31 Bradlee Street
Hyde Park

Site:

District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

VOTED:

In reference to petition Z-10288, Anthony D. Silveri & Leone Bartlett, 31 Bradlee Street, Hyde Park, for forbidden use for change of occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Predominantly single-family neighborhood. Conversion would create a negative precedent. No justification for change has been submitted.



Z-10288 31 BRADLEE ST HYDE PARK

Hearing: 8/25/87 Z-10289
Virginia Beattie
159 Corey Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Subdivide lot.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10289, Virginia Beattie, 159 Corey Street, West Roxbury, for variance to subdivide lot in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial. Appellant proposes to subdivide property into four lots. An existing two-family dwelling would subsequently be situated on a substandard lot. Proposal will also create two rear lots which are inappropriate and undesirable in this low-density community.



Z-10289

159 COREY ST WEST ROXBURY

Hearing: 8/18/87

Z-10291
Terry & Jane Boyer
10 Patterson Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10291, Terry & Jane Boyer, 10 Patterson Street, Dorchester, for two variances to erect one-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of exterior treatment be submitted to the Authority for design review approval. Family room addition. Side yard deficiency existing. Adequate rear yard, 30 feet, remaining.



Z-10291 10 PATTERSON ST DORCHESTER

Board of Appeal Referrals

8/13/87

Hearing: 8/25/87 Z-10292
Elaine Abramowitz
54 Brainerd Road
Allston

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10292, Elaine Abramowitz, 54 Brainerd Road, Allston, for variance for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Existing three-family dwelling for several years is consistent with neighborhood residential character.



Z-10292

54 BRAINERD RD

ALLSTON

Board of Appeal Referrals

8/13/87

Hearing: 8/25/87

Z-10293

Trustees of 133 Portland Street Trust
Robert T. Kenney, Trustee
133-137 Portland Street
Boston

Site: Four-story structure

District(s): Manufacturing (M-4)

Purpose: Erect 2½-story addition to office structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-10293, Trustees of 133 Portland Street Trust, Robert T. Kenney, Trustee, 133-137 Portland Street, Boston, for two variances to erect 2½-story addition to office structure in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for continuing design review approval. Proposal will bring existing 1½-story extension to full four-story height of building currently being renovated for office use.



REDEVELOPMENT

GOVERNMENT CENTER

Z-10293

133-137 PORTLAND ST BOSTON

Board of Appeal Referrals

8/13/87

Hearing: 8/25/87

Z-10294

Roxbury Multi-Service Center
3 Cedar Street
Roxbury

Site: 2½-Story structure

District(s): Local business (L-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-10294, Roxbury Multi-Service Center, 3 Cedar Street, Roxbury, for two variances to legalize occupancy as two-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. No record of legal occupancy. Vacant, deteriorated structure will be rehabilitated and restored to a viable occupancy.

Z-10294 3 CEDAR ST ROXBURY



Z-10294

3 CEDAR ST

ROXBURY

Board of Appeal Referrals

8/13/87

Hearing: 8/25/87 Z-10295-10296
R. B. Portman
193-193R Fairmount Avenue
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Subdivide; erect one-family dwelling.

Violation(s): Insufficient lot area, front, rear yards, and off-street parking.

VOTED: In reference to petitions Z-10295-10296, R. B. Portman, 193-193R Fairmount Avenue, Hyde Park, for five variances to subdivide and erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal to subdivide a 16,400-square-foot lot into 9,600- and 6,700-square foot lots. The proposed one-family dwelling structure is to be built to the rear of an existing three-family house. Access to the street is from a right-of-way which already serves as the street access to three homes. To continue to subdivide large lots in this area and construct residences to the rear of existing homes is inappropriate and not in the general character of the surrounding neighborhood. Specific concern is the large number of similar sized lots in the immediate area which would be directly affected by this appeal.



Z-10295-10296

193-193R FAIRMOUNT AVE

HYDE PARK

Board of Appeal Referrals

8/13/87

Hearing:

8/25/87

Z-10297

Michael W. Morrissey
496-498 East Third Street
South Boston

Site:

Three-story structure

District(s):

Apartment (H-1-50)

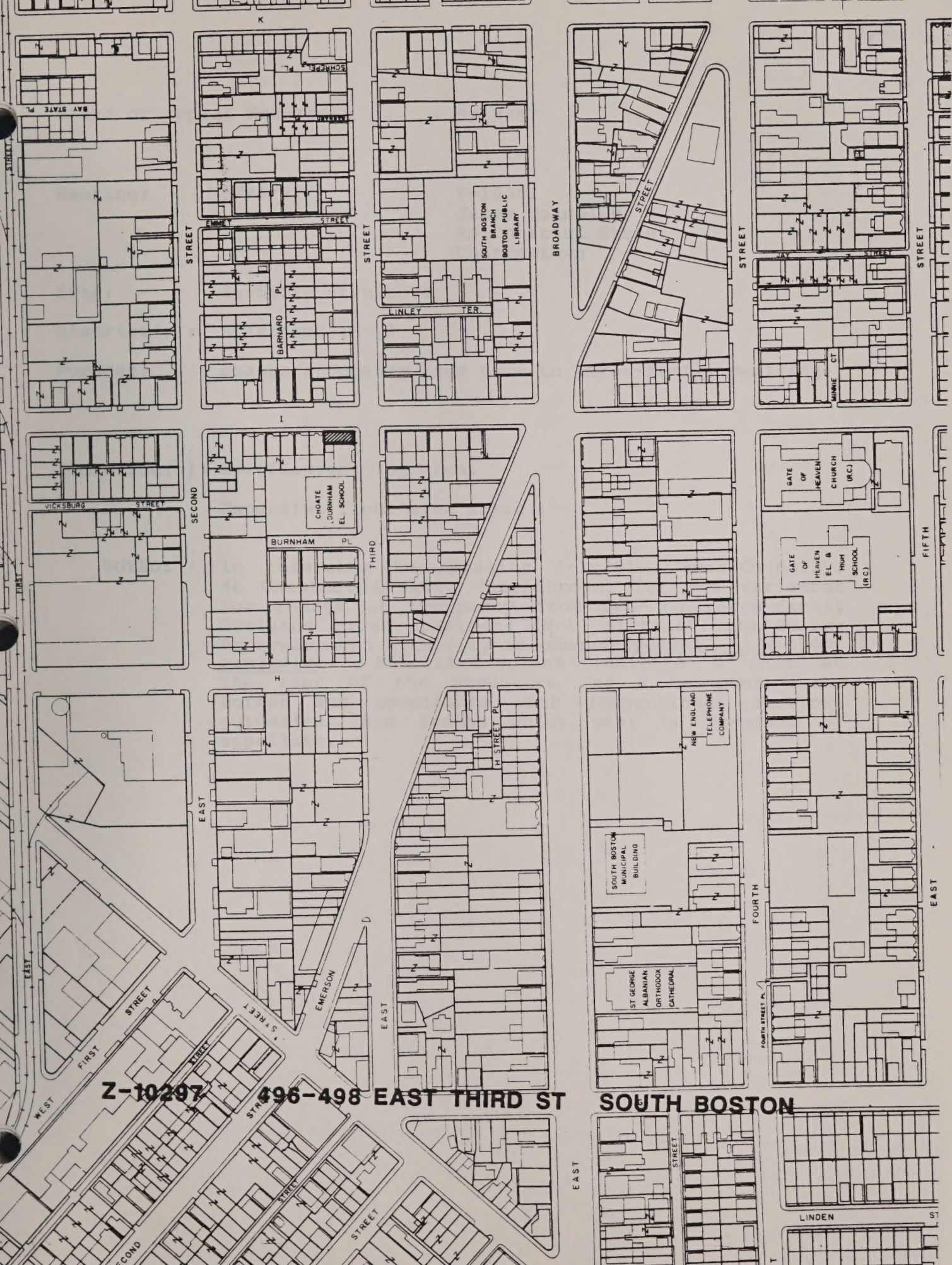
Purpose:

Legalize occupancy as two-family dwelling and laundromat.

Violation(s): Insufficient lot area and open space.

VOTED:

In reference to petition Z-10297, Michael W. Morrissey, 496-498 East Third Street, South Boston, for two variances to legalize occupancy as two-family dwelling and laundromat in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that hours of operation be approximately 8:00 a.m. to 9:30 p.m. No record of legal occupancy. Vacant store would be converted to laundromat. A petition containing names of 145 neighborhood residents in support of proposal was submitted with appeal application.



Z-10297

496-498

EAST THIRD ST

SOUTH BOSTON

Board of Appeal Referrals

8/13/87

Hearing: 8/25/87

Z-10301
James Connolly
48 Chestnut Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-10301, James Connolly, 48 Chestnut Street, Charlestown, for two variances for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Submitted plans indicate a unit at the rear of the structure and a basement unit. Egress and compliance with Inspectional Services guidelines are issues which must be resolved by appellant.



Z-10301 48 CHESTNUT ST CHARLESTOWN

Board of Appeal Referrals

8/13/87

Hearing: 8/25/87 Z-10302
Kenneth & Carol Ann Paul
59 Glenwood Avenue
Hyde Park

Site: 4,869 Square feet of vacant land

District(s): Residential, two-family (R-.5)

Purpose: Erect three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Off-street parking is not allowed within front or side yards.

Excessive floor area ratio and height of building.

Insufficient open space, side yard, and parking dimensions.

VOTED: In reference to petition Z-10302, Kenneth & Carol Ann Paul, 59 Glenwood Avenue, Hyde Park, for forbidden use and seven variances to erect a three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Site is located at the closed end of East Glenwood Avenue and abuts the Neponset River. Surrounding neighborhood is a mix of industrial and residential properties. Proposed residential use is appropriate, however, the number of units is a concern. The street is densely populated and the addition of three units on this lot would further exacerbate the congestion. Other primary concerns are the siting of the structure and the location of the off-street parking.

Z-10302 59 GLENWOOD AVE HYDE PARK



Z-10302

59 GLENWOOD AVE

HYDE PARK

Board of Appeal Referrals

8/13/87

Hearing: 8/25/87

Z-10303
Edmund Kelly
140 Glenellen Road
West Roxbury

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Rebuild existing accessory garage.

Violation(s): Off-street parking not allowed within front or side yards.

VOTED: In reference to petition Z-10303, Edmund Kelly, 140 Glenellen Road, West Roxbury, for variance to rebuild existing accessory garage in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. New garage will improve property.



Z-10303

140 GLENELLEN RD

WEST ROXBURY

Hearing: 8/25/87 Z-10304
West Fifth Street Realty Trust
Stephen W. Losordo
223A-229 West Fifth Street
South Boston

Site: 4,921 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect two-story four-unit townhouse structure.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-10304, West Fifth Street Realty Trust, Stephen W. Losordo, 223A-229 West Fifth Street, South Boston, for two variances to erect two-story four-unit townhouse structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. The plans submitted indicate a 24' front setback and side yards of 6' on either side. There is no indication of off-street parking for the units. The setbacks along the street are minimal and there is currently severe parking congestion along West Fifth Street and surrounding streets. The proposal, as presented, is not compatible with the neighborhood and does not provide for the need of the area. New proposal should bring the building in line with existing properties and be sited so that off-street parking is provided on site. A reduction of units might be necessary to accomplish this.



Z-10304

223A-229 WEST FIFTH ST

SOUTH BOSTON

Board of Appeal Referrals

8/13/87

Hearing: 8/25/87

Z-10305
Jeffrey Klein
99 Hillside Street
Roxbury

Site: 3,992 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10305, Jeffrey Klein, 99 Hillside Street, Roxbury, for variance to erect three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing. Much opposition was expressed at a community meeting. Developer should meet again with community to address and resolve differences.

Z-10305

99 HILLSIDE ST

ROXBURY



Z-10305

99 HILLSIDE ST ROXBURY

Board of Appeal Referrals

8/13/87

Hearing: 8/25/87 Z-10306-10307
Robert Raimondi
45-47 Greenwich Street
Dorchester

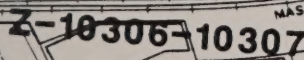
Site: 10,000 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two two-family dwellings.

Violation(s): Insufficient lot area.

VOTED: In reference to petitions Z-10306-10307, Robert Raimondi, 45-47 Greenwich Street, Dorchester, for two variances to erect two two-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to landscaping and siting be submitted to the Authority for design review approval. Proposed dwellings are consistent with the residential character of the neighborhood.



45-47 GREENWICH ST DORCHESTER

Hearing: 8/25/87

Z-10308

John E. Cleckley
101-103 Rosseter Street
Dorchester

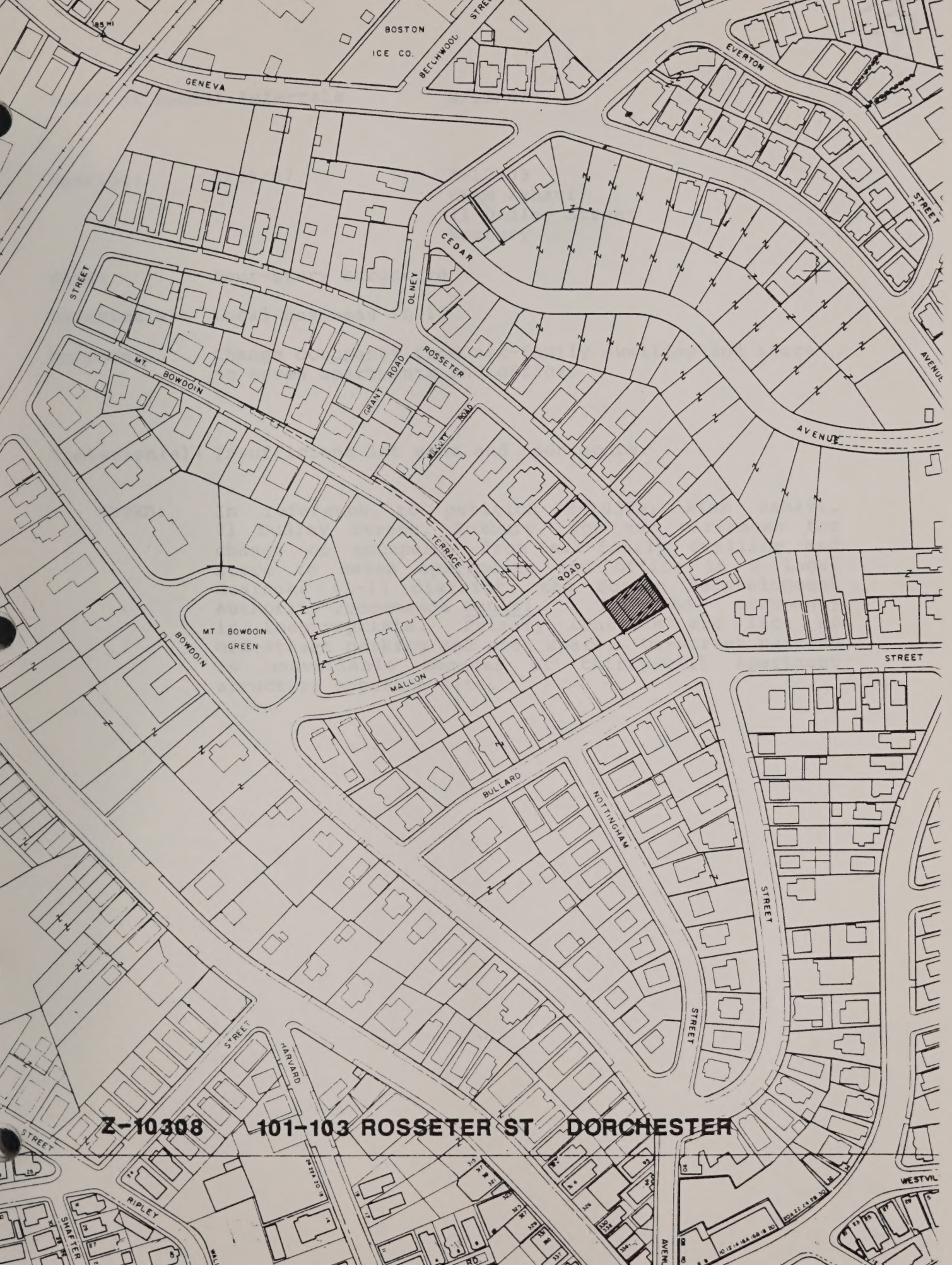
Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one-family dwelling and six lodgers to one-family dwelling and 20 lodgers.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10308, John E. Cleckley, 101-103 Rosseter Street, Dorchester, for two variances for change of occupancy from one-family dwelling and six lodgers to one-family dwelling and 20 lodgers in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. The increase from six to twenty lodgers is significant. The potential impact to the surrounding neighborhood must be discussed with the Authority and the community.



Z-10308

101-103 ROSSETER ST DORCHESTER

Board of Appeal Referrals

8/13/87

Hearing: 8/25/87

Z-10309
Hiam Zahavi
71 Dudley Street
Roxbury

Site: Four-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from six-family dwelling and store to seven apartments and office.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10309, Hiam Zahavi, 71 Dudley Street, Roxbury, for two variances for change of occupancy from six-family dwelling and store to seven apartments and office in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed occupancy is inappropriate. Primary concerns are lack of off-street parking and open space. On-street parking is unavailable because of thirty-unit apartment structure opposite site.



Board of Appeal Referrals

8/13/87

Hearing: 8/25/87 Z-10312
Carmelite Sisters for the Aged & Infirm
Marian Manor Nursing Home
20-40 Old Harbor Street
South Boston

Site: Five-story structure

District(s): Apartment (H-1-50)

Purpose: Erect one-story collector corridor addition, two-story fire egress stair and enclosure, and one-story addition for new laundry area.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10312, Carmelite Sisters for the Aged & Infirm, Marian Manor Nursing Home, 20-40 Old Harbor Street, South Boston, for variance to erect additions to nursing home in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The proposed single-story addition is to create adequate space for the proposed laundry renovation, the fire egress stairway will replace an outdated and unsafe metal fire escape, and the connector corridor will provide for an all-weather convenient passageway for residents in the nursing wing to gain independent access to the auditorium. The proposed additions and renovations will have minimal impact on surrounding area.

Z-10312

20-40 OLD HARBOR ST

SOUTH BOSTON



EAST

BOYS CLUB
SOUTH BOSTON

ST AUGUSTINE
CEMETARY

DORCHESTER
FIRE STATION

CAMPBELL'S SITE

TELEGRAPH

THOMAS

PARK

SOUTH BOSTON

HIGH SCHOOL

Z-10312

20-40 OLD HARBOR ST

SOUTH BOSTON

25

Board of Appeal Referrals

8/13/87

Hearing: 8/25/87 Z-10313
Kelven R. & Marie Youk-See
161 Savannah Avenue
Mattapan

Site: 4,200 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10313, Kelven R. & Marie Youk-See, 161 Savannah Avenue, Mattapan, for variance to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to landscaping and exterior treatment be submitted to the Authority for design review approval. Property consistent with others in immediate neighborhood. Abutters have no opposition.

Z-10313

161 SAVANNAH AVE

MATTAPAN



Z-10313

161 SAVANNAH AVE

MATTAPAN

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87

Z-10314
Brian W. Smith
7 Glenley Terrace
Brighton

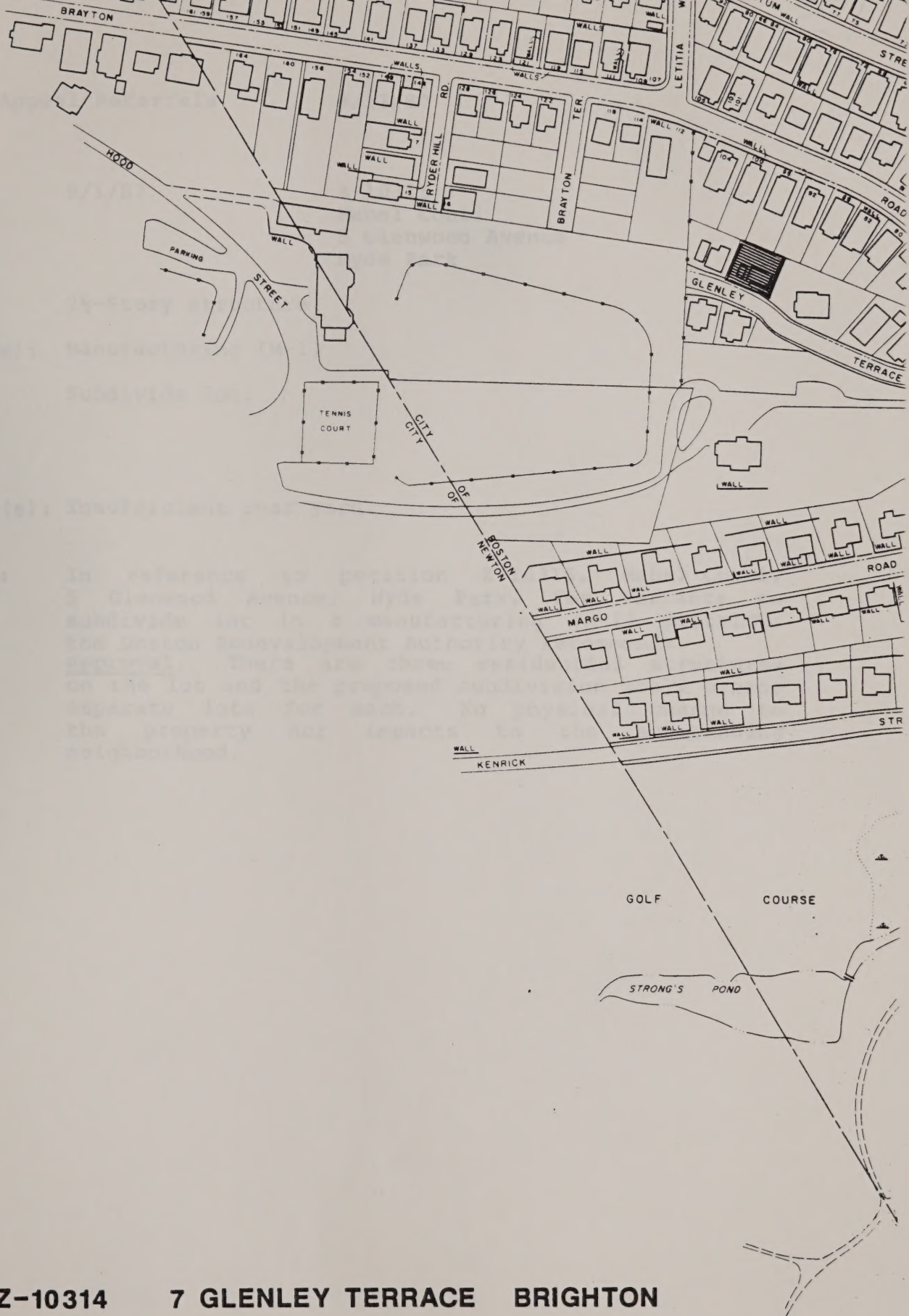
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect shed dormer addition to two-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10314, Brian W. Smith, 7 Glenley Terrace, Brighton, for variance to erect shed dormer addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormer addition will not increase existing side yard deficiency.



Z-10314

7 GLENLEY TERRACE

BRIGHTON

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87

Z-10315
Mabel Conti
5 Glenwood Avenue
Hyde Park

Site: 2½-Story structure

District(s): Manufacturing (M-1)

Purpose: Subdivide lot.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10315, Mabel Conti, 5 Glenwood Avenue, Hyde Park, for variance to subdivide lot in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. There are three residential structures on the lot and the proposed subdivision would create separate lots for each. No physical change to the property nor impacts to the surrounding neighborhood.

Z-10315 5 GLENWOOD AVE HYDE PARK



Z-10315

5 GLENWOOD AVE HYDE PARK

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87

Z-10316
Jean Raphael
87 River Street
Mattapan

Site: 5,820 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed within front or side yards.

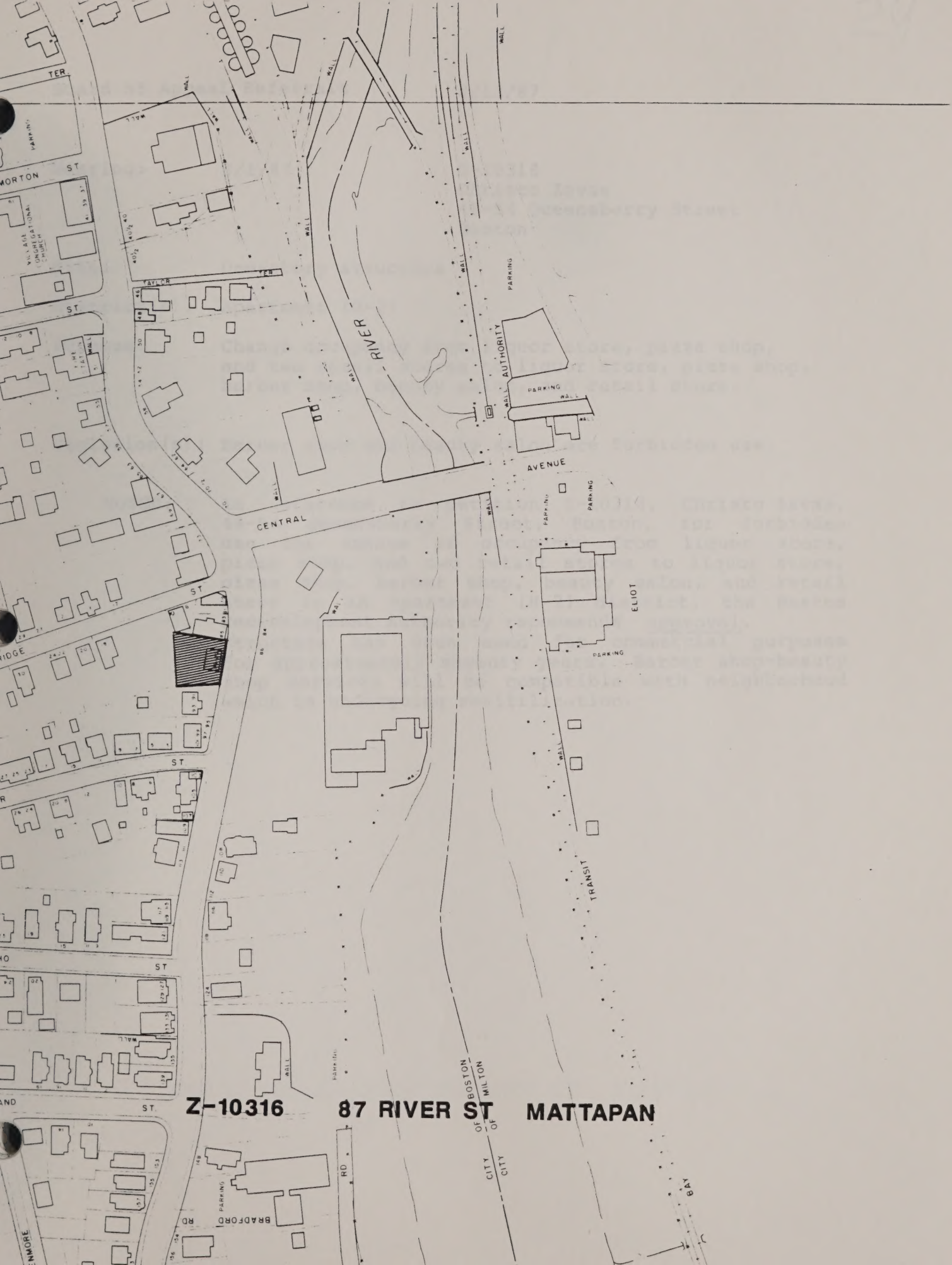
Insufficient lot area and rear yard.

VOTED: In reference to petition Z-10316, Jean Raphael, 87 River Street, Mattapan, for three-variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to siting, off-street parking location, and front entrance be submitted to the Authority for design review approval. Proposal is compatible with mixed uses on River Street and will enhance neighborhood and remove a vacant lot.

Z-10316

87 RIVER ST

MATTAPAN



Z-10316

87 RIVER ST

MATTAPAN

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87 Z-10318
Christo Zavas
48-54 Queensberry Street
Boston

Site: One-story structure

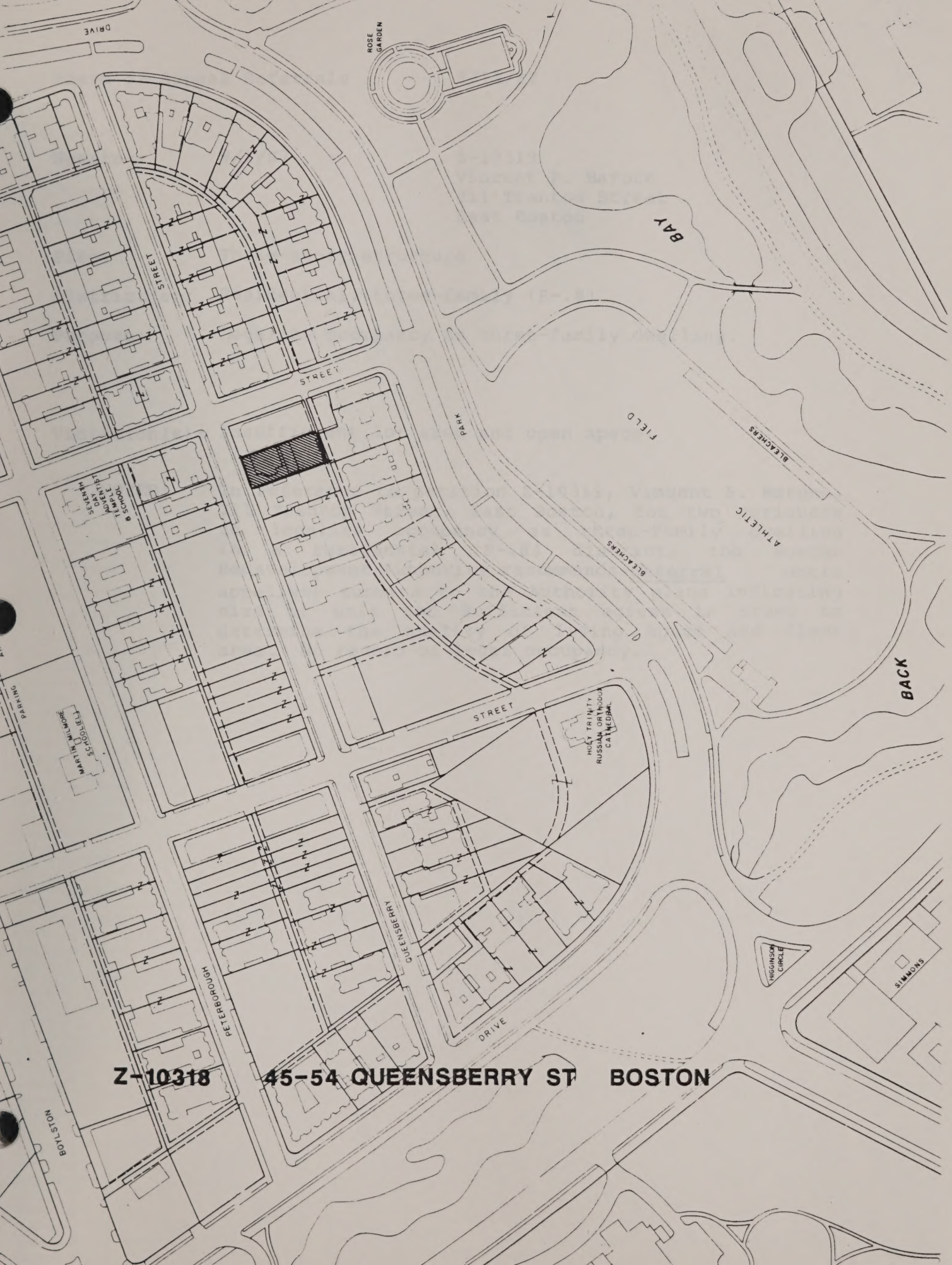
District(s): Apartment (H-2)

Purpose: Change occupancy from liquor store, pizza shop,
and two retail stores to liquor store, pizza shop,
barber shop, beauty salon, and retail store.

Violation(s): Barber shop and beauty salon are forbidden use.

VOTED: In reference to petition Z-10318, Christo Zavas,
48-54 Queensberry Street, Boston, for forbidden
use for change of occupancy from liquor store,
pizza shop, and two retail stores to liquor store,
pizza shop, barber shop, beauty salon, and retail
store in an apartment (H-2) district, the Boston
Redevelopment Authority recommends approval.
Structure has been used for commercial purposes
for approximately seventy years. Barber shop-beauty
shop services will be compatible with neighborhood
which is undergoing revitalization.

Z-10318 48-54 QUEENSBERRY ST BOSTON



Z-10318

45-54 QUEENSBERRY ST BOSTON

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87 Z-10319
Vincent P. Barone
211 Trenton Street
East Boston

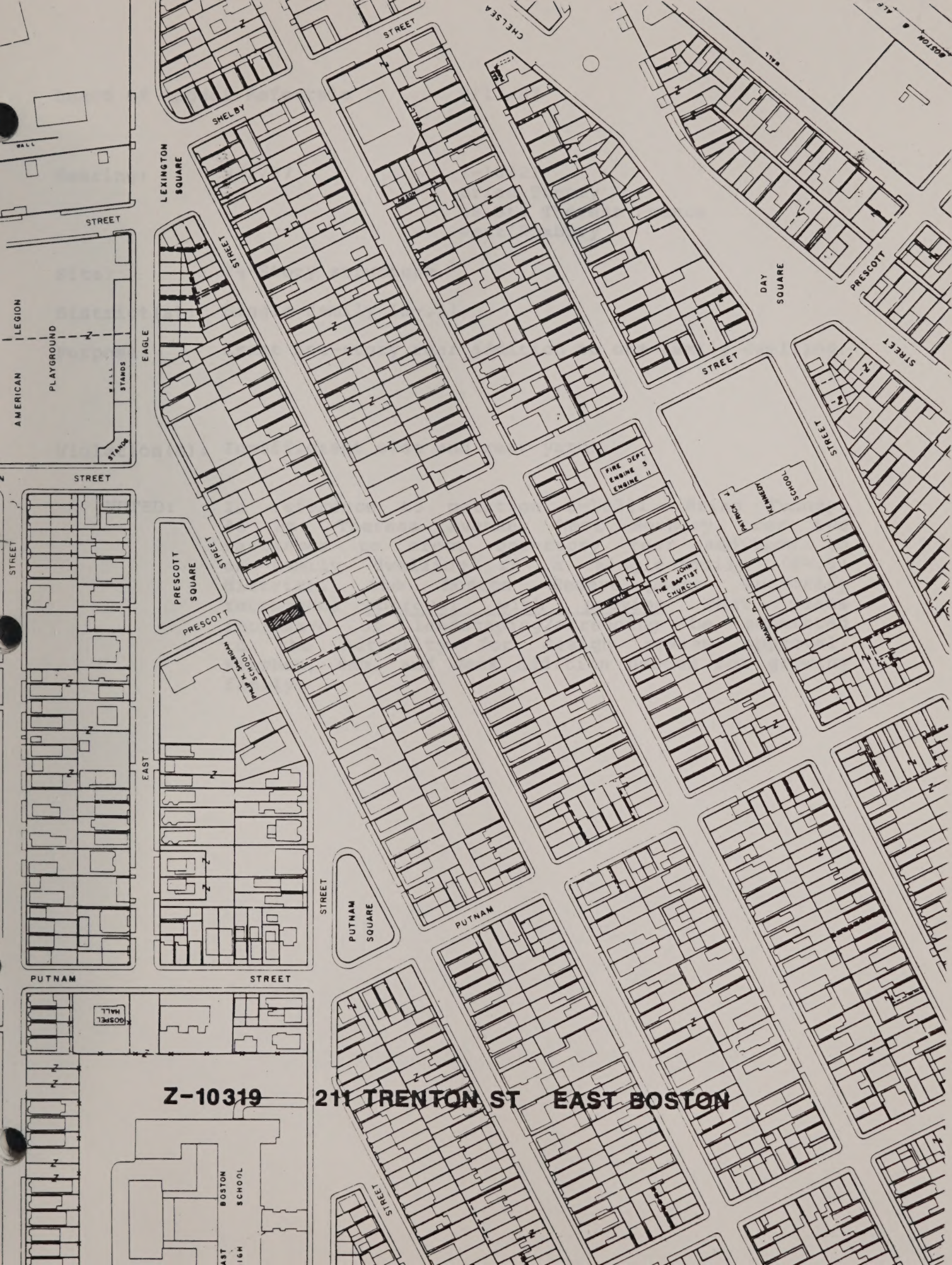
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10319, Vincent P. Barone, 211 Trenton Street, East Boston, for two variances to legalize occupancy as three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral until appellant submits to the Authority plans indicating size of unit and sufficient egress in order to determine the quality of living space and floor area. No record of legal occupancy.



Z-10319

211 TRENTON ST EAST BOSTON

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87

Z-10321
Brian Tunney
46 St. Theresa Avenue
West Roxbury

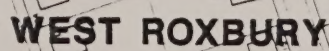
Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10321, Brian Tunney, 46 St. Theresa Avenue, West Roxbury, for two variances to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping/screening be submitted to the Authority for design review approval. Kitchen, den, and deck addition needed for growing family.



Board of Appeal Referrals

8/13/87

Hearing:

9/1/87

Z-10322

Claire Sullivan

118 Dwinell Street

West Roxbury

Site:

2½-Story structure

District(s):

Single-family (S-.5)

Purpose:

Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED:

In reference to petition Z-10322, Claire Sullivan, 118 Dwinell Street, West Roxbury, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to landscaping, screening, and siting be submitted to the Authority for design review approval. Expansion of kitchen and dining room.



Z-10322

118 DWINELL ST WEST ROXBURY

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87

Z-10323
Bill Fong
15-17 Woodlawn Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose front and rear porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10323, Bill Fong, 15-17 Woodlawn Street, Jamaica Plain, for variance to enclose front and rear porches of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Porch enclosure will have minimal if any impact on neighborhood.



Z-10323

15-17 WOODLAWN ST JAMAICA PLAIN

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87 Z-10324
Joanne Murrman
52 Sullivan Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect roofdeck addition to four-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10324, Joanne Murrman, 52 Sullivan Street, Charlestown, for variance to erect roofdeck addition to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval and that railings be set back so that there be minimal visibility from public way. Structure has an intricate roofline which presents need to minimize any obtrusive treatment with respect to deck.



Z-10324

52 SULLIVAN ST

CHARLESTOWN

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87 Z-10325
Nicholas Abdul Messih
525-533 Washington Street
Brighton

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from restaurant and stores to
restaurant, store, and laundromat.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-10325, Nicholas Abdul
Messih, 525-533 Washington Street, Brighton, for
variance for change of occupancy from restaurant
and stores to restaurant, store, and laundromat
in a local business (L-.5) district, the Boston
Redevelopment Authority recommends approval with
proviso that signage comply with code regulations.
Use is appropriate for site which is located at
the beginning of Oak Square commercial district.



ROGERS PARK

ANSELM

THOMAS A. EDISON
JR. HIGH SCHOOL

STREET

STREET

STREET

WILLOUGHBY ROAD

GLENMONT

TRAPELO

CENACLE

DICKINSON

GREYHORE

ROAD

FRANCES

ROAD

STREET

STREET

AVENUE

CIRCUIT

CHANDLER'S POND

Z-10325

525-533 WASHINGTON ST

BRIGHTON

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87 Z-10326
John J. Evans, et. al
529 East Sixth Street
South Boston

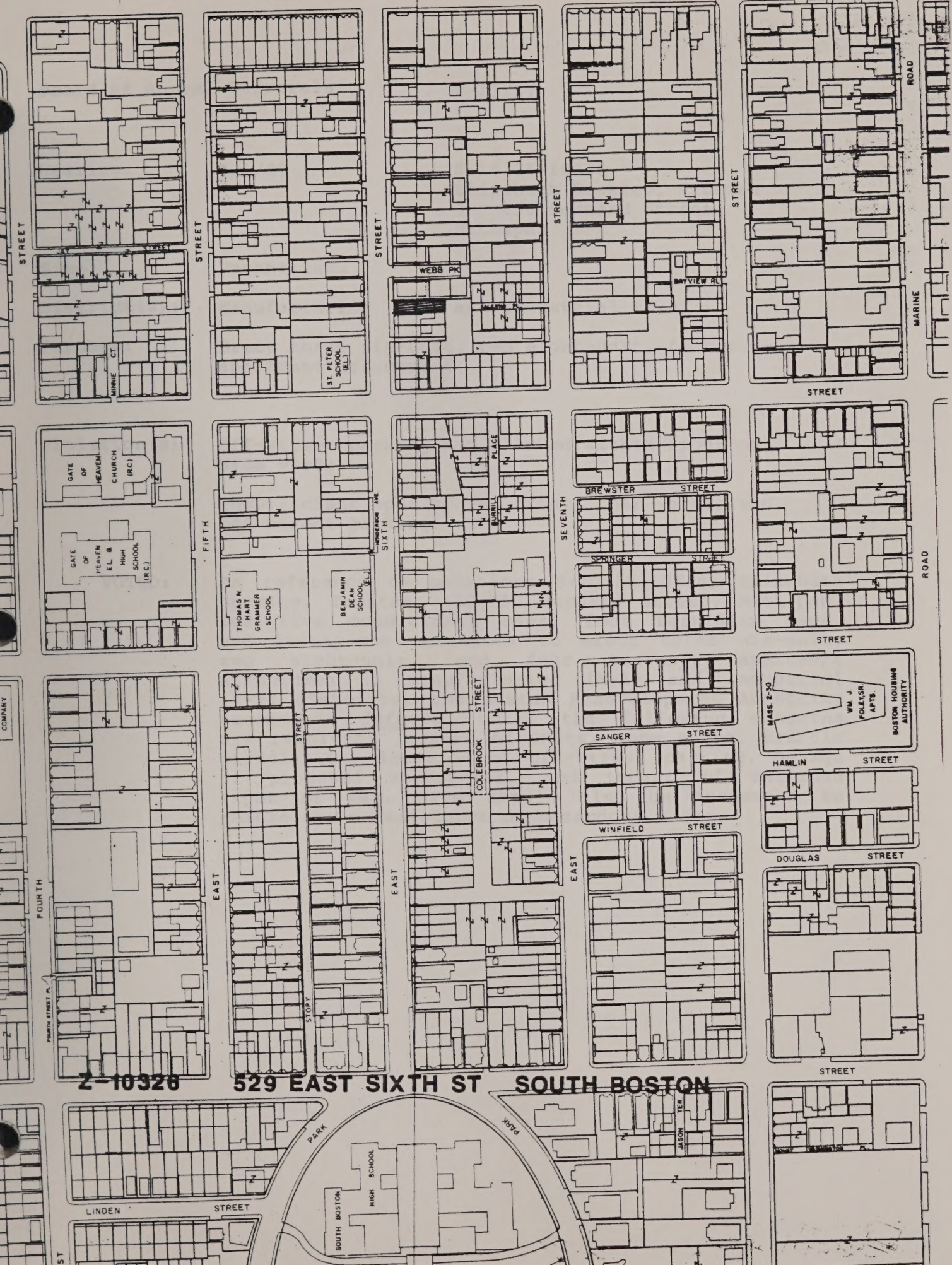
Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Enclose rear porch of three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-10326, John J. Evans, et. al, 529 East Sixth Street, South Boston, for two variances to enclose rear porch of three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Enclosure will provide room for family need. Appellant states abutters have indicated support.



Z-10328

529 EAST SIXTH ST

SOUTH BOSTON

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87 Z-10328-10336
Elizabeth Buckley, Trustee
120-150 Bernard Street
Mattapan

Site: Vacant land

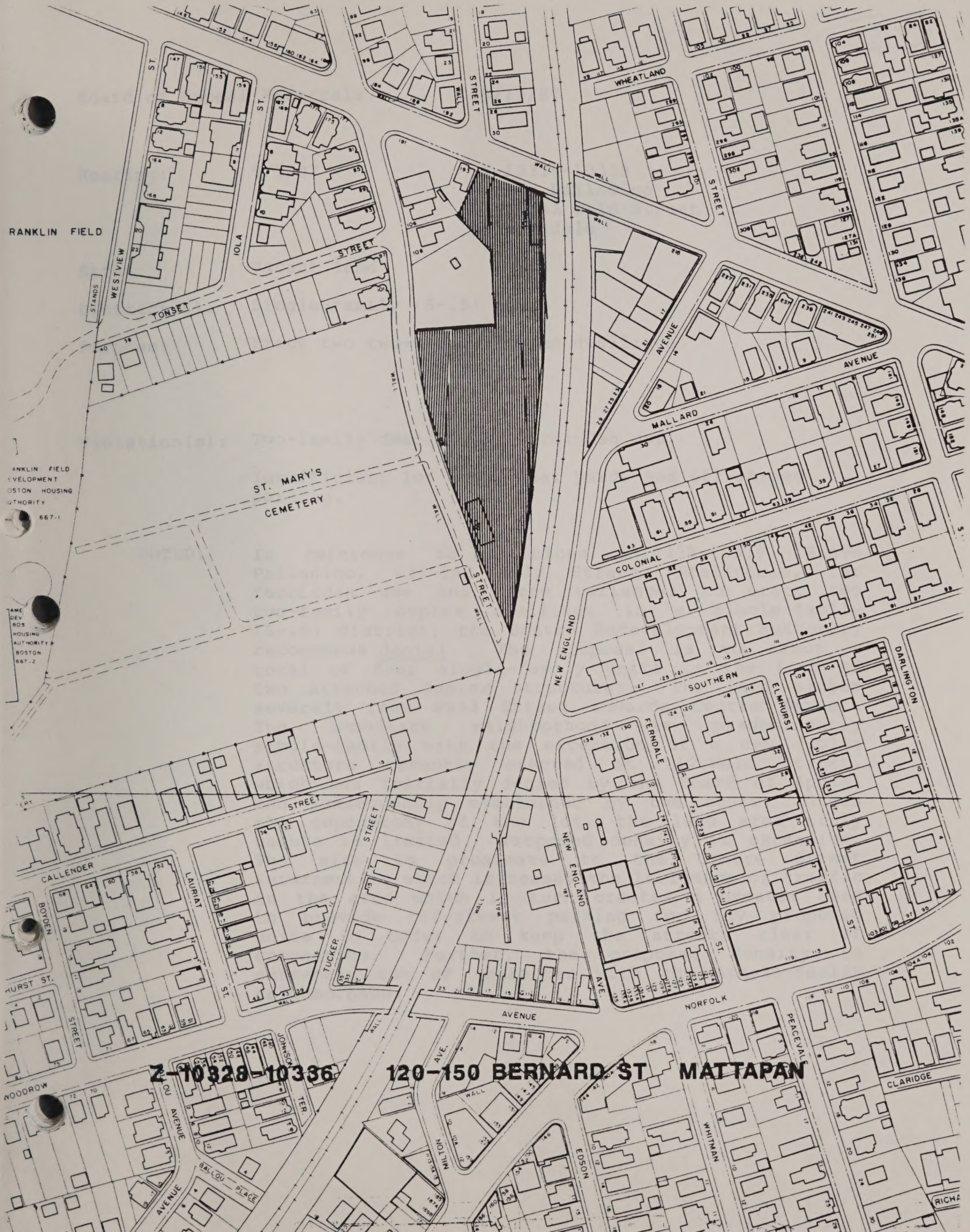
District(s): Manufacturing (M-1) and Industrial (I-2)

Purpose: Erect three six-unit, two eight-unit, four ten-unit
apartment structures.

Violation(s): Off-street parking not allowed within front or
side yards.

Insufficient open space, front, rear yards, and
off-street parking.

VOTED: In reference to petitions Z-10328-10336, Elizabeth
Buckley, Trustee, 120-150 Bernard Street, Mattapan,
for five conditional uses, four forbidden uses,
and twenty-one variances to erect three six-unit,
two eight-unit, and four ten-unit apartment
structures in manufacturing (M-1) and industrial
(I-2) districts, the Boston Redevelopment Authority
recommends deferral until the following concerns
are resolved: number of units, open space, traffic
circulation, location of off-street parking, design
of proposed structures, and impact of railroad
right of way. Site should also be inspected to
ensure the nonexistence of hazardous waste.



FRANKLIN FIELD

FRANKLIN FIELD
DEVELOPMENT
BOSTON HOUSING
AUTHORITY
667-1

FRANKLIN FIELD
DEVELOPMENT
BOSTON HOUSING
AUTHORITY
667-2

2-10328-10336

120-150 BERNARD ST MATTAPAN

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87 Z-10338-10339
Steve Palladino
136-142 Weld Street
Roslindale

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect two two-family duplex dwellings.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, rear yard, and off-street parking.

VOTED: In reference to petitions Z-10338-10339, Steve Palladino, 136-142 Weld Street, Roslindale, for forbidden use and three variances to erect two two-family duplex dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. The proposal is to erect a total of four single-family units in the form of two attached duplex structures. The land slopes severely from Weld Street towards Centre Street. The immediate neighborhood is predominantly single-family with the exception of a new duplex structure recently erected at 112 Weld Street, which was initially denied by the Board of Appeal and subsequently overturned by the court. Given the topography of the lot, the land area truly usable is limited. Proposed density is excessive. The site is proximate to the Centre Street intersection which increases the incidence of traffic in the area which in turn creates a greater need to provide off-street parking for any proposed units in order to keep the streets clear of congestion. Further, the proposed density is extremely out of character with the single-family neighborhood.



Z-10338-10339

136-142 WELD ST ROSLINDALE

39

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87 Z-10340
Lincoln Plaza Limited Partnership
William M. Potts, Vice President
179-185 Essex Street
Boston

Site: Eight-story structure

District(s): Manufacturing (M-8)

Purpose: Change occupancy from offices to offices and school.

Violation(s): School is conditional use.

VOTED: In reference to petition Z-10340, Lincoln Plaza Limited Partnership, William M. Potts, Vice President, 179-185 Essex Street, Boston, for conditional use for change of occupancy from offices to offices and school in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval. Boston Chapter of American Institute of Banking will occupy 13,276 square feet of the building which has been renovated over the past 2½ years and is 90 percent leased. American Institute of Banking, a non-profit organization supported by a consortium of the major banks, saving and loan associations, and other financial institutions in the area, provides continuing education to professionals employed by these institutions. The neighborhood and the developer have reached agreement regarding this use as it supports a mixed use environment in the Leather District.

Z-10340 179-185 ESSEX ST BOSTON



Z-10340

179-185 ESSEX ST BOSTON

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87

Z-10342
Hotel Union, Local 26
58-62 Berkeley Street
Boston

Site: 2½-Story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from film exchange to union hall,
accessory offices, and theatrical hall.

Violation(s): Hall is forbidden use.

VOTED: In reference to petition Z-10342, Hotel Union, Local 26, 58-62 Berkeley Street, Boston, for forbidden use for change of occupancy from film exchange to union hall, accessory offices, and theatrical hall in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans are approved by Ellis Neighborhood Association. Uses existing; union hall since 1962 and theatrical hall for the last year.



Z-10342

58-62 BERKELEY ST BOSTON

Board of Appeal Referrals

8/13/87

Hearing:

9/1/87

Z-10344-10345

Cliff Boyle, Trustee

90-92 Hammond Street

Boston

Site:

Four-story row structure

District(s):

Apartment (H-2)

Purpose:

Change occupancy of each structure from four to five apartments.

Violation(s):

Insufficient open space.

VOTED:

In reference to petitions Z-10344-10345, Cliff Boyle, Trustee, 90-92 Hammond Street, Boston, for two vaiances for change of occupancy of each structure from four to five apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval and to the Lower Roxbury Community Association for review.

WM. E. CARTER
PLAYGROUND



Z-10344-10345

90-92 HAMMOND ST

BOSTON

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87 Z-10346
Randi Friedman
46 Highland Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect rear deck addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10346, Randi Friedman, 46 Highland Street, Hyde Park, for variance to erect rear deck addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Porch construction will not increase existing yard deficiency.

Z-10346 46 HIGHLAND ST HYDE PARK



Z-10346

46 HIGHLAND ST

HYDE PARK

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87 Z-10347
FLF Realty Trust
David E. Fitzgerald, Trustee
117-119 Lexington Street
East Boston

Site: Three-story structure

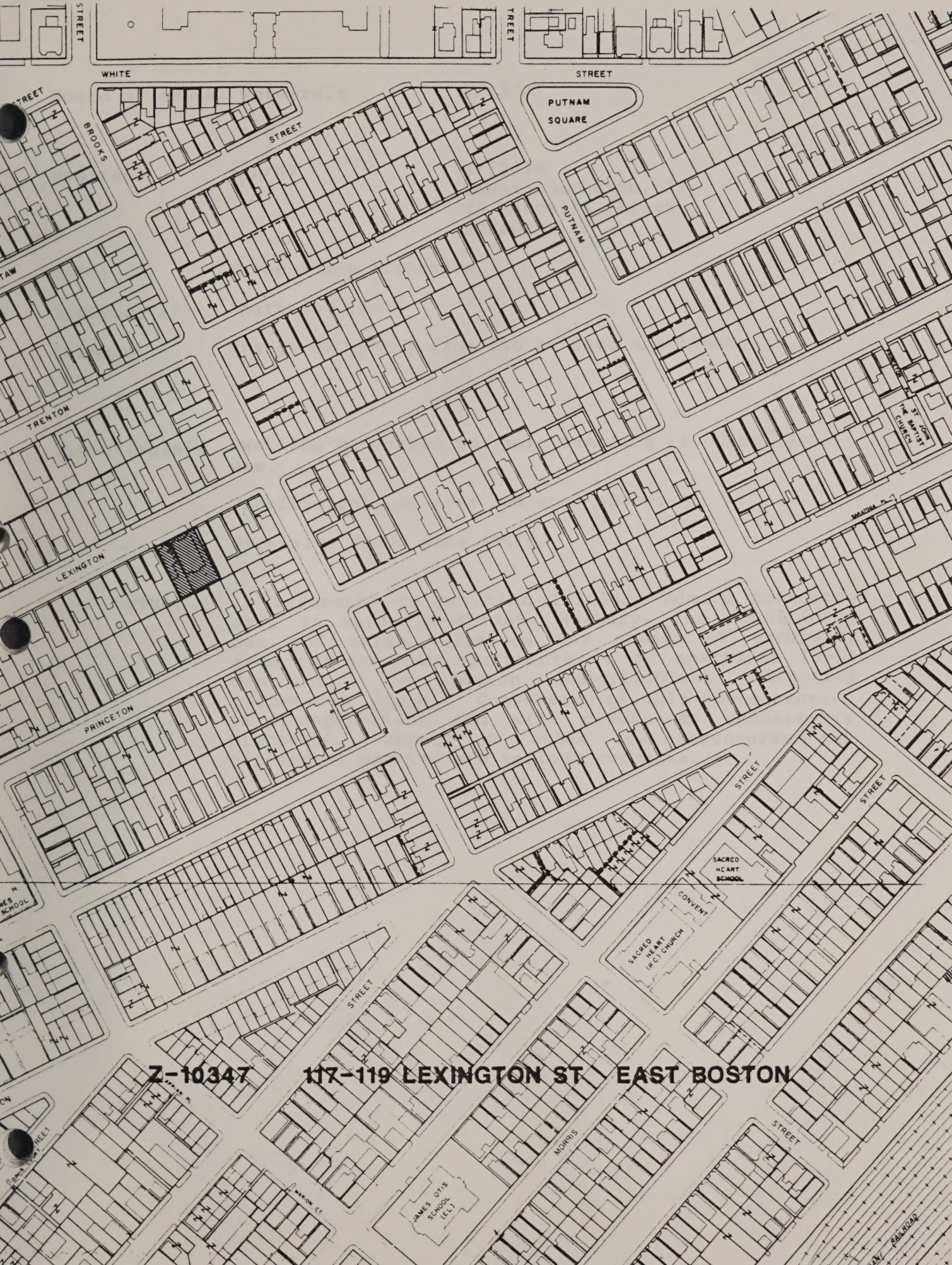
District(s): Apartment (H-1)

Purpose: Change occupancy from six to seven apartments.

Violation(s): Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-10347, FLF Realty Trust, David E. Fitzgerald, Trustee, 117-119 Lexington Street, East Boston, for two variances for change of occupancy from six to seven apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that basement unit comply with Inspectional Services guidelines. Appellant states unit has been occupied approximately ten to fifteen years, is registered with the Rent Equity Board, and is assessed and taxed a seven-unit structure.



Z-10347

117-119 LEXINGTON ST EAST BOSTON

Board of Appeal Referrals

8/13/87

Hearing: 9/1/87 Z-10348
Edward Barnette, Jr.
94 Marcella Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two to four apartments.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-10348, Edward Barnette, Jr., 94 Marcella Street, Roxbury, for conditional use and three variances for change of occupancy from two to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Conversion of this row structure is inappropriate and will create an undesirable precedent. Impact on other row structures and off-street parking are serious concerns.



Z-10348

94 MARCELLA ST ROXBURY

Board of Appeal Referrals

8/13/87

Hearing: 9/8/87 Z-10350
Frederico Carlevale
25-27 Ethel Street
Roslindale

Site: 6,400 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Relocate accessory off-street parking.

Violation(s): Off-street parking not allowed in front or side yards.

VOTED: In reference to petition Z-10350, Frederico Carlevale, 25-27 Ethel Street, Roslindale, for variance to relocate accessory off-street parking in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Petitioner would relocate parking for proposed two-family dwelling from rear of lot to front, thereby eliminating need for common driveway. Proposal is compatible with other properties in area with respect to parking.



Z-10350

25-27

ETHEL ST

ROSLINDALE

Board of Appeal Referrals

8/13/87

46

Hearing: 9/8/87 Z-10351-10353
Iglesia De Dios Pentecostal
18 Estrella Street, 4 Wyman Street,
& 290-294 Centre Street
Jamaica Plain

Site:

District(s): Local business (L-1)

Purpose: Legalize occupancy as church; use premises for
off-street parking.

Violation(s): Insufficient off-street parking.

Accessory parking is conditional use.

VOTED: In reference to petitions Z-10351-10353, Iglesia
De Dios Pentecostal, 18 Estrella Street, 4 Wyman
Street, & 290-294 Centre Street, Jamaica Plain,
for two conditional uses and variance to legalize
occupancy as church and use premises for off-street
parking in a local business (L-1) district, the
Boston Redevelopment Authority recommends approval.
Wyman Place and Estrella Street lots will provide
off-street parking for parishioners. Site is
proximate to Jackson Square MBTA Station.



Z-10351-10353

18 ESTRELLA ST, 4 WYMAN ST,

& 290-294 CENTRE ST JAMAICA PLAIN

Board of Appeal Referrals

8/13/87

Hearing: 8/18/87 Z-10355
R. Clarke Fowler & Lisa Heiman
74 St. Rose Street
Jamaica Plain

Site: 3½-Story structure (three-family dwelling)

District(s): Residential, three-family (R-.8)

Purpose: Raise portion of roof five feet.

Violation(s): Excessive height of building.
Insufficient side yard.

VOTED: In reference to petition Z-10355, R. Clarke Fowler & Lisa Heiman, 74 St. Rose Street, Jamaica Plain, for two variances to raise portion of roof five feet in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. The street is characterized by detached wood frame residences of different architectural styles ranging in height from 1½ to 3½ stories. Many dwellings have shed dormers, gable dormers, several hip roofed dormers, and a turret. Another structure has a large solar panel facing the street. Subject building is more or less at the apex of the street. From the South Street side, the proposed addition will not be visible, however, from the Arborway side it will be very visible. The design of the addition is sympathetic to the structure with the massing set back from the edge and a similar roof pitch. The appellant has received the written approval of a number of his neighbors and all of his direct abutters. The Authority is not opposed to a roof alteration for greater visibility of office space and is favorably disposed to the specific design. However, due to the visibility of this proposal from the Arborway end of Saint Rose Street further community contact and abutter response is needed.



Z-10355

74 ST. ROSE ST, JAMAICA PLAIN

Board of Appeal Referrals

8/13/87

Hearing: 8/18/87 Z-10356
William Sammons
43 Gray Street
Boston

Site: Three-story structure

District(s): Apartment (H-2 & H-3)

Purpose: Erect greenhouse addition to rear of one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-10356, William Sammons, 43 Gray Street, Boston, for two variances to erect greenhouse addition to rear of one-family dwelling in an apartment (H-2 & H-3) districts, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval and to the Ellis Neighborhood Association for review.



Z-10356

43 GRAY ST BOSTON

Board of Appeal Referrals

8/13/87

Hearing: 9/8/87 Z-10357
John Ruggiero
3345 Washington Street
Jamaica Plain

Site: 8,350 Square feet of land

District(s): Local business (L-1)

Purpose: Erect one-story retail store structure.

Violation(s): Insufficient rear yard.
Off-street parking design.

VOTED: In reference to petition Z-10357, John Ruggiero, 3345 Washington Street, Jamaica Plain, for two variances to erect one-story retail store structure in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appellant is the current operator of retail food business at the corner of Green and Washington Streets. Property was taken by eminent domain for the new Jamaica Plain Police Station. The current proposal is by agreement with the Public Facilities Department. The placement of the proposed structure is acceptable because the rear property will be used as parking for the police station. The building plans need further articulation.

Z-10357

3345 WASHINGTON ST JAMAICA PLAIN



Z-10357

3345 WASHINGTON ST JAMAICA PLAIN

Board of Appeal Referrals

8/13/87

Hearing: 9/8/87 Z-10358
145 South Street Trust
Norman A. Levenson, Jr., Trustee
145-147 South Street
Boston

Site: Six-story structure

District(s): Manufacturing (M-8)

Purpose: Erect two-story addition to office and retail structure.

Violation(s): Excessive floor area ratio.
Insufficient rear yard and setback of parapet.

VOTED: In reference to petition Z-10358, 145 South Street Trust, Norman A. Levenson, Jr., Trustee, 145-147 South Street, Boston, for three variances to erect a two-story addition to office and retail structure in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends deferral until developer completes a sight line analysis and confers with the Leather District Neighborhood Association with respect to this project.

Z-10358 145-147 SOUTH ST BOSTON



Z-10358

145-147 SOUTH ST BOSTON

Board of Appeal Referrals

8/13/87

Hearing: 9/8/87

Z-10359
Vassilia Salapates
48 Stellman Road
Roslindale

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-story 15-unit apartment structure.

Violation(s): Insufficient lot area, open space, rear yard, and
off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10359, Vassilia Salapates, 48 Stellman Road, Roslindale, for five variances to erect a 15-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. With a proposal of this magnitude and the relief being sought, the developer should discuss the plans with the community and the Authority. The area is currently experiencing an increase in new development proposals and a comprehensive study of resultant impacts must be initiated.



JAMES F. HEALY
PLAYGROUND

Z-10359 48 STELLMAN RD ROSLINDALE

Board of Appeal Referrals

8/13/87

Hearing: 9/8/87 Z-10360
Shell Oil Company
145-151 Spring Street
West Roxbury

Site: Gas service station

District(s): Local business (L-.5)

Purpose: Increase capacity of underground storage of gasoline
from 15,000 to 38,000 gallons.

Violation(s): Storage of more than 15,000 gallons of flammable
liquids is forbidden use.

Extension of nonconforming use.

VOTED: In reference to petition Z-10360, Shell Oil Company,
145-151 Spring Street, West Roxbury, for forbidden
use and extension of nonconforming use to increase
capacity of underground storage of gasoline from
15,000 to 38,000 gallons in a local business (L-.5)
district, the Boston Redevelopment Authority
recommends approval with the following provisos:
that all signage comply with code regulations;
that facility comply with Board of Appeal guidelines
for gas service stations. Existing steel tanks
will be replaced with new fiberglass tanks. New
island will modernize service.



2-10360 145-151 SPRING ST WEST ROXBURY

Board of Appeal Referrals

8/13/87

Hearing: 9/8/87 Z-10361
Shell Oil Company
761 Adams Street
Dorchester

Site: Gas service station

District(s): Local business (L-1)

Purpose: Install new pump island.

Violation(s): Extension of nonconforming use.
Insufficient front yard.

VOTED: In reference to petition Z-10361, Shell Oil Company, 761 Adams Street, Dorchester, for extension of nonconforming use and variance to install new pump island in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that facility comply with Board of Appeal guidelines for gas service stations. Upgrading for more convenient and efficient service.

Z-10361 761 ADAMS ST. DORCHESTER



Z-10361

761 ADAMS ST DORCHESTER

Board of Appeal Referrals

8/13/87

Hearing: 9/8/87 Z-10362
Shell Oil Company
306 West Broadway
South Boston

Site: Gas service station

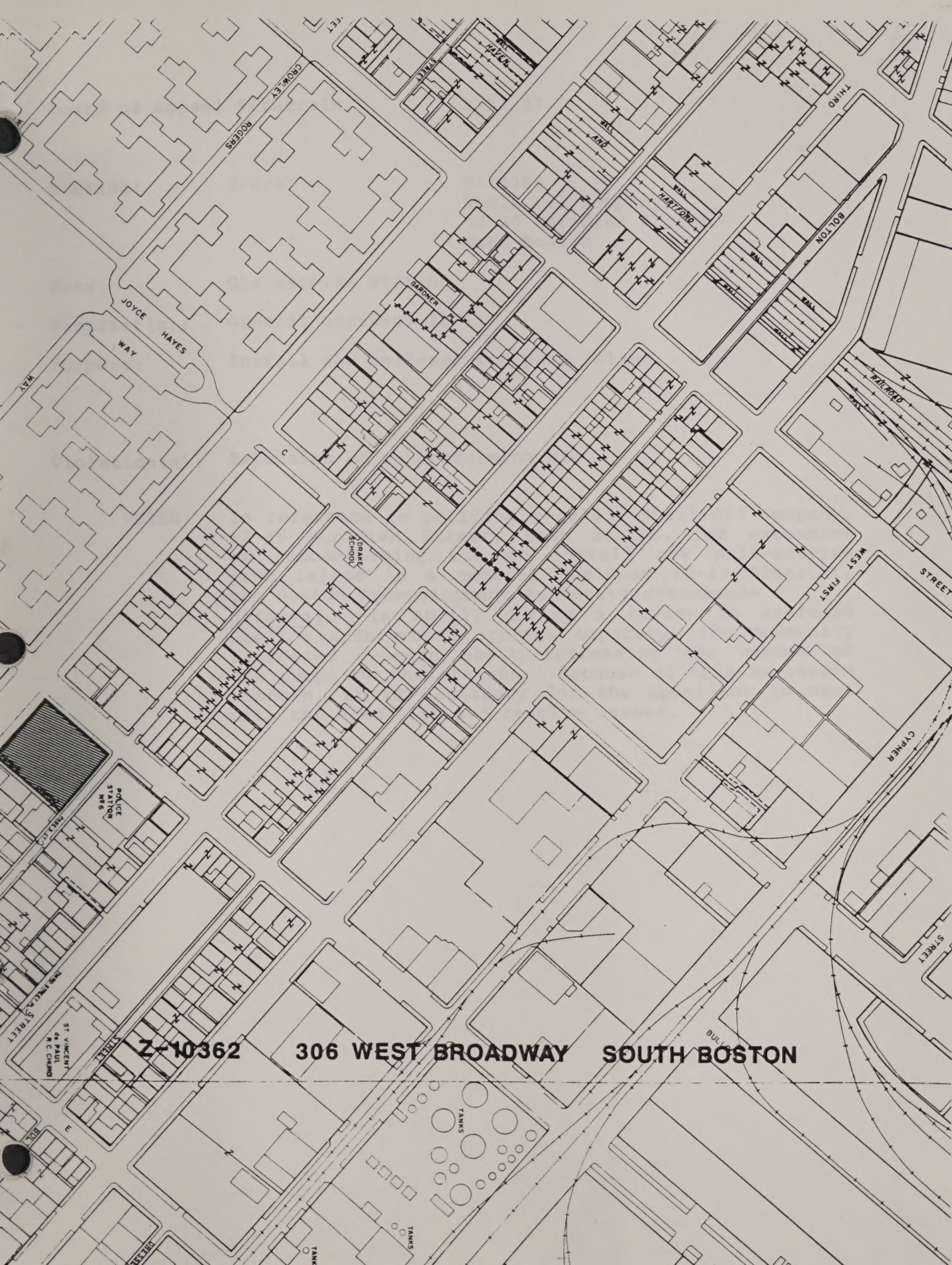
District(s): General business (B-2)

Purpose: Install new pumps.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-10362, Shell Oil Company, 306 West Broadway, South Boston, for extension of nonconforming use in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The petitioner seeks to install new gasoline dispensers and to repair and rebuild the existing islands at the existing Shell Station. Proposed renovations are part of a continuing effort to increase service efficiency to customers and will not increase the fuel storage capacity.

Z-10362 306 WEST BROADWAY SOUTH BOSTON



Z-10362

306 WEST BROADWAY SOUTH BOSTON

55

Board of Appeal Referrals

8/13/87

Hearing: 9/8/87 Z-10363
Shell Oil Company
52-80 Meridian Street
East Boston

Site: Gas service station

District(s): General business (B-1)

Purpose: Install new self-service pump island.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-10363, Shell Oil Company, 52-80 Meridian Street, East Boston, for extension of nonconforming use to install new self-service pump island in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral. In April, during a review to increase Shell's underground storage capacity, the community expressed concern about increasing the number of gas pumps at the station. Because of this expressed concern, it is necessary for the appellant to meet with the community and resolve issues.

Z-10363 52-80 MERIDIAN ST EAST BOSTON



Z-10363

52-80 MERIDIAN ST EAST BOSTON

Board of Appeal Referrals

8/13/87

Hearing: 9/8/87 Z-10364
Bobson Realty Trust
James H. Mitchell
29 Bowdoin Street
Boston

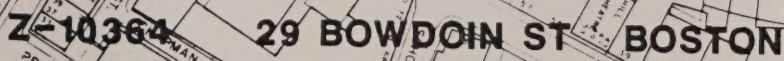
Site: 4½-Story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from lodging house to lodging house and offices.

Violation(s): Law office is forbidden use.

VOTED: In reference to petition Z-10364, Bobson Realty Trust, James H. Mitchell, 29 Bowdoin Street, Boston, for forbidden use for change of occupancy from lodging house to lodging house and offices in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Lodging house-office use has been existing for many years and is consistent with the land use character of the street.



Board of Appeal Referrals

8/13/87

Hearing: 8/4/87 Z-10367
Southampton Company
Philip Porcella, President
240 Southampton Street
Boston

Site: Two-story structure

District(s): Industrial (I-2)

Purpose: Legalize occupancy as meat packing plant and offices.

Violation(s): Insufficient setback of parapet.

VOTED: In reference to petition Z-10367, Southampton Company, Philip Porcella, President, 240 Southampton Street, Boston, for variance to legalize occupancy as meat packing plant in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval. Building constructed in 1967 with valid building permit. Recent review of structure revealed violation. Petition will rectify this condition and legalize meat packing plant which has existed for twenty years without negative impact.

Board of Appeal Referrals

8/13/87

Hearing: 9/8/87

Z-10369
Susan Logozzo
15 Oak Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10369, Susan Logozzo, 15 Oak Street, Charlestown, for variance for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Existing two-family compatible with surrounding residential area.



Z-10369

15 OAK ST CHARLESTOWN

Board of Appeal Referrals

8/13/87

59

Hearing: 9/8/87 Z-10370
Janet A. Romano & Peter J. Chetkauskas
133 Calumet Street
Roxbury

Site: 3½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three to four apartments;
erect dormer addition.

Violation(s): Insufficient lot area, front, and rear yards.

VOTED: In reference to petition Z-10370, Janet A. Romano & Peter J. Chetkauskas, 133 Calumet Street, Roxbury, for three variances for change of occupancy from three to four apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Predominantly three-family area. Proposed density is excessive. No off-street parking available on site.

Z-10370

133 CALUMET ST. ROXBURY



Z-10370

133 CALUMET ST ROXBURY

Board of Appeal Referrals

8/13/87

60

Hearing: 9/8/87

Z-10376
Robert Stickney
7 Fayette Street
Boston

Site: ½-Story structure

District(s): Apartment (H-2)

Purpose: Erect one-story addition to three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-10376, Robert Stickney, 7 Fayette Street, Boston, for two variances to erect a one-story addition to three-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Addition of one floor on existing rear el will adversely affect light and air in this densely developed neighborhood.



Z-10378

7 FAYETTE ST BOSTON

Board of Appeal Referrals

8/13/87

Hearing: 9/8/87 Z-10377
Carl Schlesinger
107 Laurie Avenue
West Roxbury

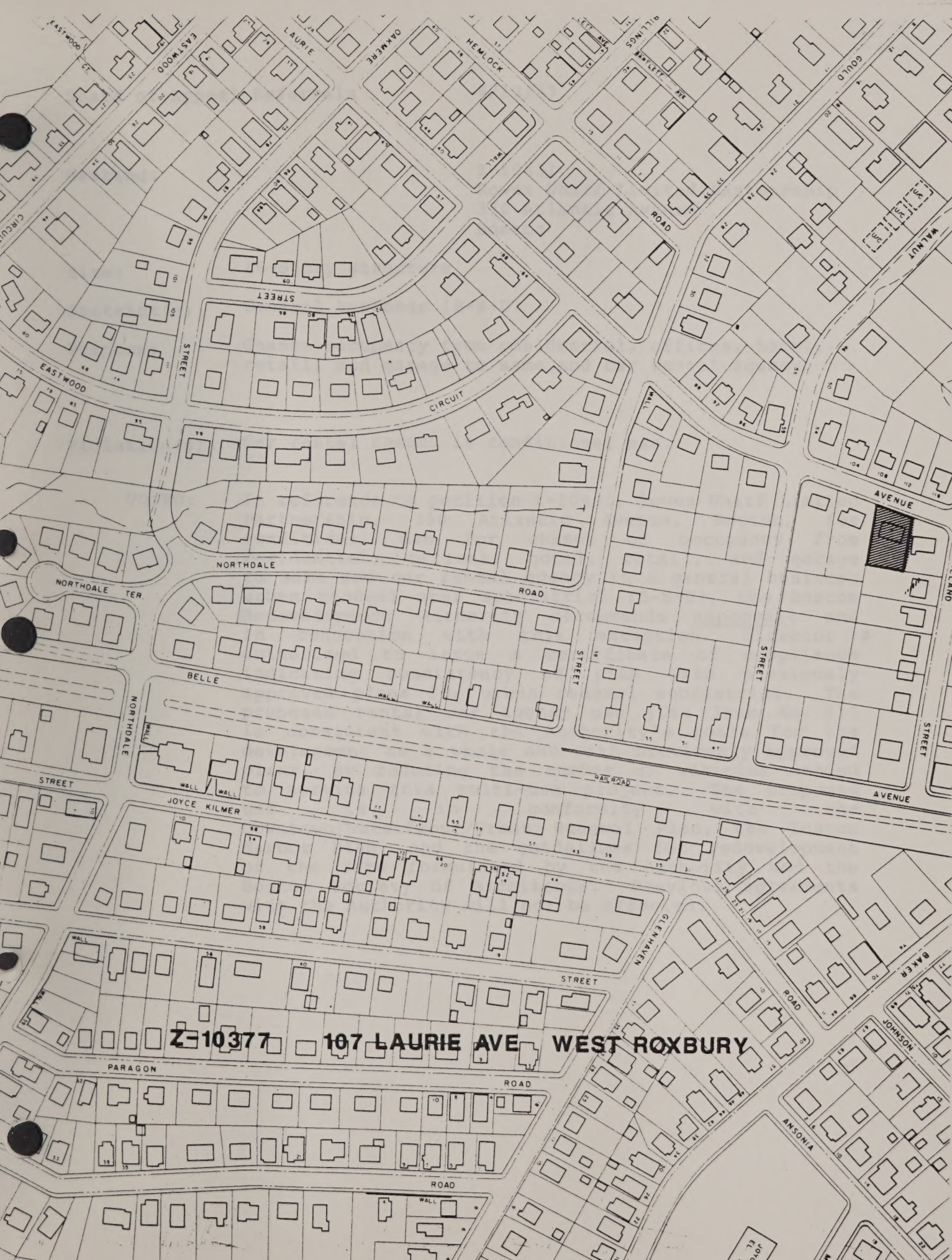
Site: 2½-Story structure (one-family dwelling)

District(s): Single-family (S-.5)

Purpose: Legalize existing rear sundeck.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10377, Carl Schlesinger, 107 Laurie Avenue, West Roxbury, for variance to legalize existing rear sundeck in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral. Appellant should review this proposal and its impact with right side abutter.



Z-10377

107 LAURIE AVE

WEST ROXBURY

Hearing:

Z-10431
Rowes Wharf Limited Partnership
350 Atlantic Avenue
Boston

Site:

16-Story structure

District(s):

General business (B-8-U)

Purpose:

Change occupancy from residential, offices, hotel, retail, and garage to same and car rental agency.

Violation(s):

Car rental agency is conditional use.

VOTED:

In reference to petition Z-10431, Rowes Wharf Limited Partnership, 350 Atlantic Avenue, Boston, for conditional use for change of occupancy from residential, offices, hotel, retail, and garage to same and car rental agency in a general business urban renewal area subdistrict (B-8-U), the Boston Redevelopment Authority recommends approval; and in connection with this exception, Director is authorized to issue a certificate of compliance indicating consistency of plan with previously approved plans for urban renewal subdistrict. The proposed rental car agency use (Use Item No. 61) is consistent with the Authority's goals for the development as a whole and with previously approved plans, by reducing the number of vehicles needed to service this multi-use project. The proposed use is in conformity with the Downtown/Waterfront/Urban Renewal Plan, the Boston Harbor Plan, and the guidelines for redevelopment of the site formulated by the Authority and the Boston Society of Architects. Previous agreements with the Authority will not be affected.

Board of Appeal Referrals

8/13/87

Hearing: 8/18/87

Z-10181-10182
St. Elizabeth's Hospital
736 Cambridge Street
Brighton

Site: Hospital complex

District(s): Apartment (H-2)

Purpose: Erect six-story professional office-garage structure
and erect one-story addition to boiler plant structure.

Violation(s): Professional office building and parking garage
are conditional uses.

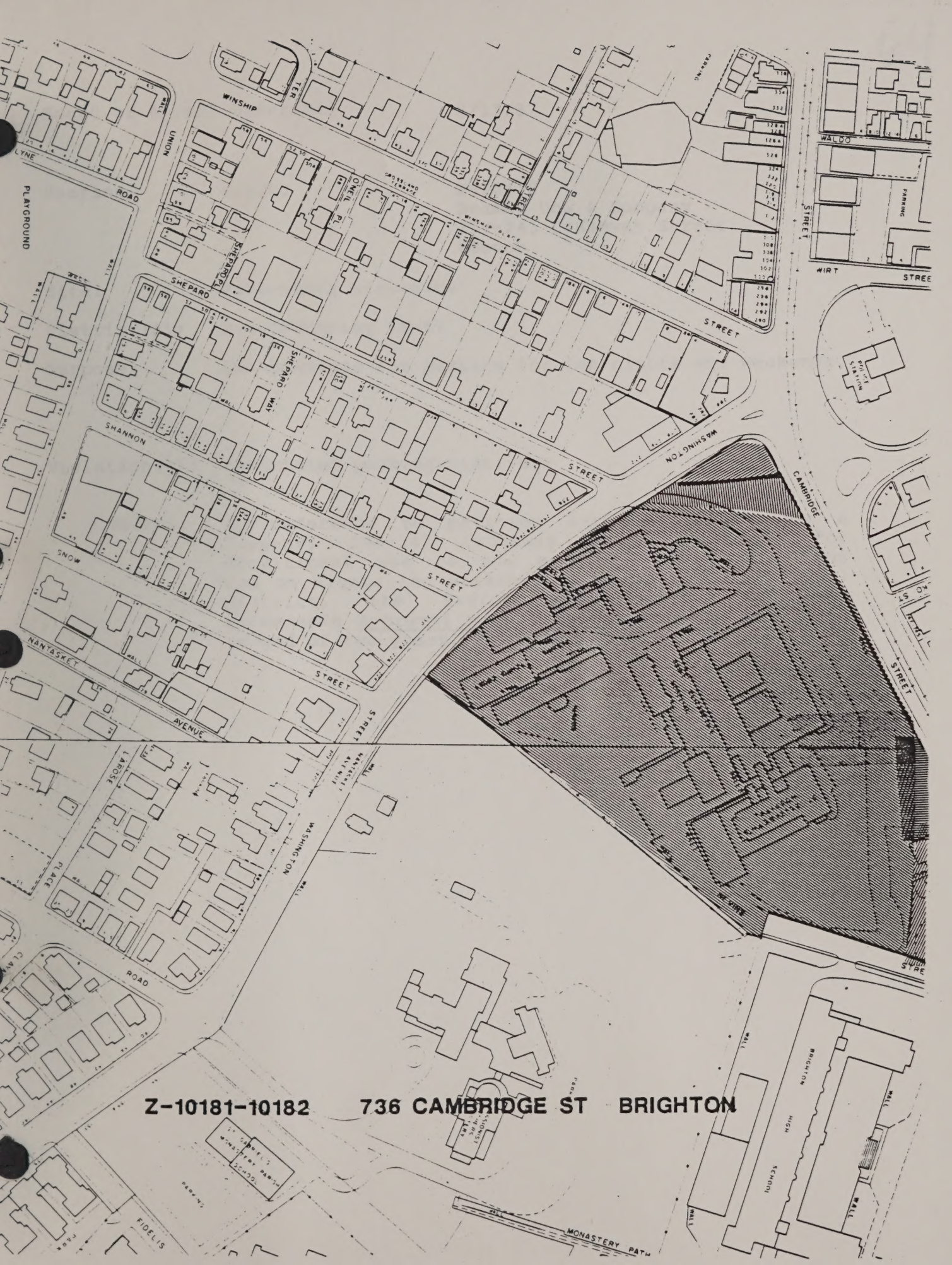
Extension of nonconforming use.

VOTED: In reference to petitions Z-10181-10182,
St. Elizabeth's Hospital, 736 Cambridge Street,
Brighton, for two conditional uses and extension
of nonconforming use to erect six-story professional
office-garage structure and erect one-story addition
to boiler plant structure in an apartment (H-2)
district, the Boston Redevelopment Authority
recommends approval with design review. St.
Elizabeth's Hospital has presented a proposal for
opening up to other groups, a community review
process for the hospital Master Plan which is
satisfactory to the Institutional Expansion Board
and the Authority. Traffic and parking impacts
have been addressed in an Access Plan prepared
by consultants for St. Elizabeth's Hospital.

Z-10181-10182

736 CAMBRIDGE ST

BRIGHTON



Z-10181-10182

736 CAMBRIDGE ST

BRIGHTON

Board of Appeal Referrals

8/13/87

64

Hearing: 9/1/87 Z-10472
Braman Dow & Company
239-245 Causeway Street
Boston

Site: Five-story structure

District(s): Manufacturing (M-4)

Purpose: Use premises for parking for fee nights and weekends.

Violation(s): Restricted parking district.

VOTED: In reference to petition Z-10472, Braman Dow & Company, 239-245 Causeway Street, Boston, for conditional use to use premises for parking for fee on nights and weekends in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with proviso that use terminate at end of two years. Parking for 47 vehicles.

